

Village Walk Condominiums
Board of Directors Meeting
April 11, 2017
7:30PM
APPROVED
Minutes

Call to Order -7:30 p.m.

Verify Quorum - Board Members Present: Terry Landry, Wade Holland, Tom Blackburn, and Robert Calabro. Also present were Wes Strickland 85, Bridget Friday 26. Tammy Bolton and Katherine Piper from TRMC

Approval of March Minutes (Terry) – At this time the board will defer the approval of the March minutes to the next Board of Directors meeting in May.

Treasurer's Report (Tom) - As of 3/31/17, the Association had \$79,811.98 in the Operating Account and \$26,744.70 in the Reserve Account. The Association's Net Income was \$2,541.82 favorable to budget. Most expense line items are under budget which offsets the over budget Grounds, Pool and Porter Service Maintenance as well as Electric.

As of today, there are 4 owners that owe for all or part of the semiannual assessment that was due at the end of February. Gail sent emails on 3/27/17 and she will be mailing statements with late fees tomorrow to those owners.

Rental Chair Report (Bob) – Things are slowing down in Port Aransas because more rentals are on the market now. There is just more competition out there. Parking is in good shape and Village Walk is anticipating a smoother summer. Bob noted the market has increased from around 700 rentals from 5 years ago to 1500-1600 now. Village Walk is looking great and people are pleased

Old Business

Grounds (Wes): The landscaping took a hit on the foliage due to a freeze. Benchmark is currently thinning out and removing dead foliage.

Sand removal phase 1 & 2 have removed over 144 yards. Phase 1 of walkways will start tomorrow. Security gate is operational; Wes has been performing preventative maintenance routinely.

New Business

Bridget is going to send out a survey to the owners. It is going to address what their vision of Village Walk will be over the next 5 years. Get ideas together of what the owners would like to see happen next; Like gate upgrades, pool, LED lighting, securing walkway to the beach. Ect... She also wants to find out what owners are willing to spend to make these things happen. Bridget wants Village Walk to be proactive not reactive.

Bridget will be putting a presentation together for the owners to be presented at the HOA meeting on May 6th. Jeremy from Crystal Clear Pools will also be in attendance to discuss the pool

Bridget wanted to have a community get together following the May 6th meeting at the Village Walk pool area. Once the details have been decided TRMC will send out a notice to the owners.

Next BOD Meeting May 16, 2017 at 7:30PM

Meeting adjourned at 8:15PM