

**Village Walk Condominiums
Board of Directors Meeting
May 16, 2017
7:30PM
Approved
Minutes**

Call to Order -7:30 p.m.

Verify Quorum - Board Members Present: Tom Blackburn, Terry Landry, Robert Calabro, Bridget Friday, and Wes Strickland. Tammy Bolton and Katherine Piper from TRMC

Tom Blackburn started the meeting out by thanking Bridget and Wes for joining the board. He felt the members were pleased with the direction Village Walk is going in and that the meeting was a huge success. He also thanked Bridget for her presentation.

Approval of February, March, April Minutes, approval of February minutes will be held until the next meeting after TRMC can edit.

Motion to approve March minutes:

Motioned – Terry Landry
Seconded – Wes Strickland
Passed unanimously

Motion to approve the April minutes:

Motioned – Terry Landry
Seconded – Wes Strickland
Passed unanimously

Treasurer's Report (Terry) – As of the end of April, the Association had \$62,617.06 in the Operating Account and \$20,554.30 in the Reserve Account.

The Association's Net Income was \$5,193.60 favorable to budget. Most expense line items are under budget which offsets the over budget Grounds, Pool and Porter Service Maintenance (Wes Strickland Sand Removal) as well as Electric. The statements should go out for the next assessment in June.

Rental Chair Report (Bob) – Due to the fire at Village Walk on May 7, 2016 the board needs to start looking into rules and regulations regarding coal and ash disposal for Village Walk. The tall grass along the fence belongs to Island Retreat. The board might have to present this issue to the city council to have them address it with Island Retreat, and get this area mowed. Every unit will need to have a galvanized trash bucket for proper coal and ash disposal. These can be purchased at ACE Hardware for \$20.00. These should be mandatory for anyone who has a charcoal grill or fire pit. Getting in contact with Island Retreat would be a great first step. The board should reach out to the HOA first. Tammy at TRMC is going to see if she has contact information for the Island Retreat HOA.

Motion to require all owners that have charcoal or wood burning fire pit to provide a fireproof receptacle for ashes and refuse that will adequately protect from fire and to require that to be in place:

Motioned – Terry Landry

Seconded – Wes Strickland

Passed unanimously

This rule needs to be amended immediately. The board will address adding this to the bylaws next meeting.

Motion to amend the Village Walk rules to impose this new requirement of a fireproof receptacle:

Motioned – Robert Calabro

Seconded – Wes Strickland

Passed unanimously

Old Business – The owners meeting was successful. TRMC has sent out trolley information to the owners and will be posted to the website.

New Business – (Bridget) Spoke to Pool Masters to get another quote on the heat exchanger. This quote is higher in price per exchanger but the company recommended fewer exchangers. Tammy with The Rental Management Company has the name of another company that installs exchangers and she will provide that information to get a 3rd quote. The board of directors will try to arrange a meeting on site in August to do a walk-through of the property together.

Operations Chair (Wes) – Onsite services will be painting the gates soon, the board decided to go with the color green for this painting. The sand removal is in the last phase. The expected completion date is May 30th. Purchased 3 new entryway lights to dress up the front area. The pool decks were power washed prior to the HOA meeting. Purchased plants and reflectors for the planters, both will be done tomorrow. The pool houses are scheduled to be painted and hours signs will be replaced at each pool. The wood fence will be stained to maintain uniformity. Benchmark will be removing some of the oleander to increase visibility. The sprinkler heads will be replaced that were broken due to golf carts being used on walkways.

Tom wanted to thank Gail Farrell for all her hard work and to wish her well on her retirement.

Next BOD Meeting June 8, 2017 at 7:30PM

The board would like to further discuss the survey at the June 8th meeting.

Meeting adjourned at 8:31PM