

**Village Walk Condominiums**  
**Board of Directors Meeting**  
**October 10, 2017**  
**7:30PM**  
**Approved**  
**Minutes**

**Called to Order** – 7:33pm

Verify Quorum - Board Members Present: Tom Blackburn, Terry Landry, Wes Strickland. Owners Present: Laura Clark (20). Tammy Bolton & Katherine Piper from TRMC.

**Motion to approve September meeting minutes:**

Motioned – Wes Strickland

Seconded- Terry Landry

Passed unanimously

**President’s Report (Tom)** – It has been three weeks since the August meeting, and Village Walk continues to recover. I’d like to thank Wes for all the photos and keeping us up to date, it’s looking good. The board and the owners would like to officially thank Wes and Denice for all of their efforts. After a wonderful outpouring from the owners and the board we have collected \$1350.00 to give to Wes and Denice for all your hard work. Wes said thank you very much to everyone, it means a great deal to us.

**Treasurer’s Report (Terry)** – We are currently operating within our budgetary guidelines, with the exception to the payment to GSquare for the hurricane clean up. We are well within the budget for the year. The accounts receivable is large, it is mostly due to the current assessment, we gave owners 3 months to pay, it is still within that timeframe. We still have enough money in our account to cover expenses until the assessment is paid in full.

**Operations Chair (Wes)** – Things are moving along quite well. Harvey repair efforts are pretty much closed out. Need to straighten out a fence and make repairs to the front sign. We received an email from Mr. Rodriguez #5, he is concerned about his fence being down after the storm. Village Walk does not own any

exterior fencing other than the front of the property. We need to reach out to Ocean Village to see if we can make any headway on the fencing. Terry mentioned maybe we could reach out to Ocean Village and try to split the repair costs to something more permanent. Wes said it is really just a small section and that he would be trying to reach out to Ocean Village. That section of fencing is down due to the boat and the golf carts that blew through it. Mr. Rodriguez also had a question regarding the shingles recommended if they were up to code. Yes, they do meet or exceed the TWIA recommended requirements, they are very strong and up to code. We are also scheduling to get the two pool houses roofs redone. We are going to spend quite a bit of time and money repairing the pools over the winter. We will need to prevent any further damage from happening. Laurie (25) told Wes she saw correspondence in the Village Walk Facebook group that contractors have been parking in LeighAnn's Driveway. They are not working on her house. She wanted to know if there was anything that could be done. Wes said he didn't see anything during his patrol today. He will keep an eye out for it in the future.

**Old Business** – TRMC Online, Tom asked the board if they were ready to move forward on it. Since two board members were absent from the meeting, the members in attendance, made the decision to have an email discussion with the rest of the board and decide together.

Unit 25 Update – The board is waiting to get together on a phone conversation with Mr. Hutson.

Insurance – Terry noted that we finally got some information on the insurance. Thank you to Tammy for working on this, she reached out to Nick at GSM Insurers. He spoke to Nick and found out our coverage, we have liability and property insurance. It might be wise to examine the current limits and look into an umbrella policy. We are looking into flood and windstorm coverage on the two pool houses, the gates and some common area fencing. Historically until 2014, Village Walk did have TWIA policies in place, they were not renewed in 2015 due to no windstorm certificates on file from when the pool houses were built. Currently we are not insured for windstorm. We will need to hire an engineer to inspect the pool houses, it would cost around \$300.00. The engineer can tell us what needs to be done to acquire WPI-8 (windstorm certificate) or if we can even get one. It is possible that because it was not done when they were built we might not be able to get the certificate. We won't know either way until we get an engineer on site. Once we have the information, we can compare the insurance cost versus the cost of Village Walk self-insuring. Terry also noted that he felt the

insurance for next year will probably look very much like it does now, but we need to have the analysis before renewal to see what our options are. The insurance renews in April 2018. The board would like to schedule the engineer to come out in February 2018 before the April renewal. The insurance topic will be differed until February 2018.

Laurie (20) wanted to discuss the grounds maintenance crews. She had just finished working on her yard and then the grounds crew blew off the sidewalk in front of her house blowing debris back into her yard. Wes noted he would try to be out there to monitor Benchmark a little more. Terry noted that he is pleased that just two months outside of the hurricane we can address concerns like this. He shared a story that a friend of his lives off of 11<sup>th</sup> street, and their neighborhood is still just piled of debris waiting to be picked up. They had driven over to our neighborhood to drop something off at his house. His friends commented on how come our neighborhood is so clean. He was glad to hear it. Our community is looking so good. Wes commented that we have worked very hard to get Village Walk back. Tom said yes, Village Walk continues to shine.

Wes, wanted to comment that the HOA is now in a position to install the heat exchangers. At this point of we want to go ahead and proceed we can. We can do so at the boards' discretion. Terry agreed it's a good time, the pool will be getting cool soon. Tom said let's do it. Village Walk will proceed with the first heat exchanger.

Next meeting set for Tuesday, November 14<sup>th</sup> at 7:30pm.

**Motion to adjourn:**

Motioned – Terry Landry

Seconded- Tom Blackburn

Passed unanimously

Meeting adjourned at 8:10pm.