

Village Walk Condominiums
Board of Directors Meeting
July 18, 2017
8:00PM
Approved
Minutes

Called to Order – 8:02pm

Verify Quorum - Board Members Present: Tom Blackburn, Robert Calabro, Bridget Friday, and Wes Strickland. Owners Present: Michael McCutchon (68), Victor Rodriguez (#5), Duane Hutson (#25), Debbie Wallace (#79), Tammy Bolton & Katherine Piper from TRMC.

Motion to approve June meeting minutes:

Motioned – Wes Strickland

Seconded- Bob Calabro

Passed unanimously

Treasurer’s Report (Terry) – Terry was not in attendance but sent a letter of items to cover. Tom presented the Treasurer’s Report on behalf of Terry.

As of the end of June, Monthly expenses (on the whole) for June were right in line with budget, with no major expenditures or extraordinary items.

The Association had \$45,193.32 in the Operating Account and \$23,123.54 in the Reserve Account.

Rental Chair: (Bob) – Port A looks to be approximately booked 85% this summer as a city, and Bob states that Village Walk may be closer to 100% for July. Village Walk should be busy for the first 2 weeks in August, and then the traffic will be backing off until Labor Day weekend. There has been heavy pool use, as well as many parking issues. Bob will be sending out a letter to every rental management company with the new regulation passed (see below) about an ash receptacle for each house with a grill or fire pit.

Operations Chair (Wes) – So far, Onsite has inspected about 50% of the homes in VW for yard compliance. TRMC has been actively sending out notices as the information is coming in from Wes. The community palm trees are scheduled to be trimmed the 2nd week of September after they are finished blooming.

Wes also noted that parking has been a big issue this season. A group discussion followed with suggestions of permits or placards being issued, how many spots should each owner be advertising for, how can Village Walk as a community control number of cars on the property, and making sure golf carts are counted as a vehicle spot.

Terry requested the following item be brought to the discussion; Village Walk needs to consider red-stripping the west most drive lane next to the oleanders. Emergency vehicles and trash trucks need to get through, and at the current moment it is becoming very difficult with vehicles parked on both sides of the street. Bob suggested not removing the extra parking spots until after Labor Day. He also noted that a short term solution would be to get a list of the worst offenders in regards to parking and address the issues individually.

Motion to approve the amendment to the rules and regulations as written:

10A. Outdoor Firepits and Grills. All Unit owners utilizing a wood or charcoal burning firepit and/or grill must (a) provide for a separate fire proof receptacle to store ashes, and (b) must notify in writing and require all occupants using fire pits and/or grills to place all ashes in said receptacle so as to not cause a house and/or grass fire on adjacent property. All lease contracts for the rental of a Unit must expressly and conspicuously state the above rule.

Motioned – Tom Blackburn

Seconded- Wes Strickland

Passed unanimously

Old Business – Wes stated Island Retreat has not addressed the grass behind Village Walk. Wes has already made two complaints to the city compliance officer, and is planning to file a 3rd. Bob noted it is a good thing that the

complaints will be documented, it will help when Village Walk takes the issue before the city council meeting.

Bridget requested to know where Village Walk was at in regards to collecting the special assessment for the heat exchanger. She would like to get the Phase I exchanger installed before the season is over. Tammy with TRMC said she would gather that information and send it on to the board tomorrow.

New Business – A homeowner expressed interest in having speed limit signs in Village Walk. Wes stated his recommendation would be to lower the speed limit to 10 mph and add about 12 signs to the property. He also felt that we should add a rule about underage drivers on golf carts. It might save someone from getting hurt. A group discussion ensued regarding speed and need for safety at Village Walk. Wes said he could have the signs here in the next few weeks.

Motion to lower the speed limit at Village Walk to 10mph and install 12 speed limit signs around the property:

Motioned – Wes Strickland

Seconded- Bob Calabro

Passed unanimously

Quiet hours, Tammy with TRMC began the discussion by stating an owner had a concern regarding the loud partying at late hours. This owner was told that the police could not enforce the quiet hours because it was not publicly posted. There was a lot of discussion from the owners regarding this topic. In resolution, Wes will speak to the police department to see if they need a sign posted with quiet hours to enforce.

Gate removal at Unit #25: The Board heard from Mr. Hutson regarding the gate that was broken down and then repaired by the HOA by integrating it to the existing pool fencing at Phase I. The perimeter fencing and gates around the pool belong to the Village Walk HOA. The HOA witnessed children wandering out to the pool unattended from Unit 25 and guests at the pool trespassing on Mr. Hutson's property. The association saw the gate as a liability and wanted to protect the association as well as Mr. Hutson from further liability. Mr. Hutson sent a letter with plats, photos and information from his purchase requesting that the gate be restored as it was previously at Village Walks expense. Tom will have Village Walk lawyers (TRMC) look over all the information and get back to him.

Tom asked if there was any further business needed to be addressed. Victor (unit 5) asked in regards to the fence by unit 1 on the neighboring duplex, if Village Walk paid for that fence or if the duplex owner paid for it? It is needs to be repaired. Bob stated it was spilt 50/50 between Village Walk and the Duplex owner. Wes said that board is aware that it is in need of repair and attention. Tammy with TRMC will send the dialog on the fence to Wes so he can see the best way to proceed on repair.

Common area insurance was brought up and Terry was going to look into it. He was not able to attend the meeting that item will be put on August agenda.

Bob is going to formulate a memo that will be sent to all property management companies; this memo will include the new rule requiring a fire receptacle, a reminder about the quiet hours, the update to the speed limit of 10mph, no underage drivers on the property, and information regarding new heated/cooled pool that will be available in Phase I.

Next meeting set for Tuesday August 15th at 8:00pm.

Meeting adjourned at 9:04pm