

**Village Walk Condominiums
Board of Directors Meeting
September 21, 2017
7:30PM
APPROVED
Minutes**

Called to Order – 7:33pm

Verify Quorum - Board Members Present: Tom Blackburn, Robert Calabro, Terry Landry, Wes Strickland and Bridget Friday. Owners Present: Roger Lewis (14), Laura Clark (20), Duane Hutson (25), Betty Schmidt (35), Patricia Gounarides (67), Michael McCutcheon (68), Myra Goepp (84), Madeleine Golian (92). Tammy Bolton & Katherine Piper from TRMC.

Motion to approve August 15 & August 29 meeting minutes:

Motioned – Terry Landry

Seconded- Wes Strickland

Passed unanimously

President's Report (Tom) – Harvey is behind us now, but we will remember him. It turned from a tropical storm to a category 4 hurricane very fast. The board held an emergency meeting as quickly as we could following the hurricane. We tried to keep the ownership informed in a timely manner. The board made the decision to clean up the community. Our focus was solely for the good of the community. The majority of the owners that responded said they were happy with the quick action. Now, of course everyone is working hard to secure repairs for their individual homes. We have met our neighbors, we are all working together. I feel we are stronger than ever.

Open forum for owners:

Madeleine Golian (92), I want to thank everyone for the quick response. Wes, everything you've done for us, and keeping us informed on Facebook, it was wonderful.

Betty Schmidt (35), I'd like to thank Wes and Denice during this difficult time. I think they are tremendous.

Patricia Gounarides (67), Yes, Thank you, Wes & Denice

Laura Clark (20), I'd like to thank Wes, too! He has checked on my house with many false alarms being reported. He has come to my rescue. Thank you, Wes.

Unnamed Owner, Are any of the areas insured? **Myra Goepp (84)**, I want to say how amazing the response was overall. I'm very grateful for how Village Walk looks, a lot better than the rest of the communities here in Port Aransas. I am interested in the insurance too. The pools and pool houses, have a high degree of value. **Tom**, mentioned that the insurance conversation had already been decided for the October meeting agenda. **Michael McCutcheon (68)**, I brought this up a few months ago. They discussed it would be looked into. We went through a category 4 hurricane. With only \$4000 or \$5000 in damage to the common areas I don't think insurance would even cover it. We came out real well. **Terry**, The insurance we have is liability. You are right, we did dodge a bullet. If we had TWIA or flood insurance the deductible would have been more than the cost of the damage. **(84)**, Can we discuss looking into insurance? **Terry**, Yes, it is time to price and get information on policies. **(68)**, Can TRMC look into it? **Tammy**, Yes, we can help do that. We have already reached out the insurance company. Their office is in Rockport, and are rebuilding too. We will discuss with the board the findings and policy information. The board then can review. **(68)** Thank you Tammy. **(84)** I appreciate the conversation on the insurance and TRMC looking into options. **Tom**, closed the discussion by stating the insurance will be on the agenda for October.

Unnamed Owner, asked Tom if he could give a breakdown of what the costs were associated with the damage, and if any action will be taken against the golf cart company. **Tom**, noted the total costs so far are an estimated \$40,000, with the clean-up included. We are waiting to make sure there are no unforeseen repairs to take place before disclosing the breakdown. We know the owners are interested in it. And we plan to release it once all costs and repairs have been completed. Hopefully, it will be ready by next meeting.

(68), I am learning a lot about roof shingles. And that the shingles on our roof are not ridge shingles but regular shingles cut to look like ridge shingles. Is anyone interested in filing a suit against the builder? **Terry**, Our neighborhood had like 5 or 6 different builders. I don't think the HOA should take a position to organize a lawsuit against the builders of the houses. **(68)**, I think Nick built 95% of the houses. I don't think he is personally in a capable position to back that up. He is probably insured though. **Unnamed Owner**, I feel like in situations like this you spend more time and money chasing the problem, than just fixing it yourself. I

support Terry that it not something the HOA and the Board should be responsible for. **Roger Lewis (14)**, To be candid, we need to not forget that a category 4 hurricane blew through here. We had such little damage. We faired great, considering that it was a category 4+, I am impressed on how well it held up. **Tom**, We need to make sure that from this point forward, we follow all rules with TWIA and get the required inspections. We need to make sure that the contactor the owners hire to do the work understands the TWIA requirements. If there are not appropriate documents in place, you might not be able to get insurance going forward.

Treasurer's Report (Terry) – Regarding the August financials, the snapshot I am looking at does not show what we have spent so far this month of September in damages to Village Walk. It does the show the assessment on August 31st. We are doing very well against what was budgeted for. Terry asked Katherine regarding the credit for Spectrum. She stated that once service is restored, Spectrum will credit the account for days missed. Terry asked the owners that live on site how the service is, it was agreed that it is very intermittent at this time. The bottom line here is, assuming Wes's estimated cost of \$40,000 for damages, with the assessment along with the reserves, and the cost savings we are under budget for. Village Walk can make it to the end of the year.

Rental Chair: (Bob) – There are not a lot of rentals going on right now. Rental companies are advertising homes from \$2500 - \$2600 a month. There is not a lot of demand for weekend rentals. Port Aransas is just not open for business right now. We've had a lot of good feedback, that what has been done with Village Walk is incredible. When renters come back we will be in very good shape to welcome them.

Operations Chair (Wes) – We have the main gate fully operational now. We are back to regular security patrols. Both pools and been drained and cleaned. Pool 2 is down for the moment due to a neighbor putting on a new roof. The landscape lights are 2/3 of the way done. We are moving quite along well. The landscaping company has been doing a good job.

Old Business – TRMC Online, would like to defer this topic to next meeting.

Duane Hutson (25), I understand with the hurricane that we have other things to focus on, I ask to put the gate issue at unit 25 on the agenda for next month. There is now some pool equipment on my fence when it was on the walkway fence before. I want it moved immediately. I received a negative letter regarding

insurance for the gate. **Tom**, did you respond to the letter? It stated there are provisions that the board required if you want to install the gate, the insurance has been a condition. **(25)**, We bought this house as a model home from Buster, I feel my right to the gate was taken away. Mr. Hutson noted he feels that the restriction to remove the gate if the property is sold is wrong. It should be a right of the property. There was a floor discussion. It was agreed that the members of the board will review the notes regarding the gate and will have a meeting directly with Mr. Hutson to resolve the gate issue. Tammy with TRMC asked that Mr. Hutson submit his concerns in writing so that the board can address each item. He stated it's already been made clear. The board will arrange a time to meet with Mr. Hutson.

Next meeting set for Tuesday October 10th at 7:30pm.

Meeting adjourned at 8:35pm.