

Village Walk Condominiums

Board of Directors

Meeting Feb 15, 2018

7:30pm

Minutes

Called to Order – 7:32pm

Verify Quorum - Board Members Present: Tom Blackburn, Robert Calabro, Bridget Friday, and Wes Strickland, Katherine Piper and Tammy Bolton from TRMC. Owners: Joe and Michelle Bitner #91, Robert Bodine #35, Michael McCutcheon #68, Walter Biel #38,

Motion to approved January minutes:

Motioned – made by Wes, 2nd Tom, -- correction to #69/72 for Buster... Passed unanimously.

Presidents Report (Tom): Lots of construction throughout much of development. 1-2 houses not being worked on, plan to connect with owners on update with construction timeline. Wes and Tom to walk through development to connect with owners.

Treasurers Report (Terry) – At the end of January, the Association had \$45,500.83 in the Operating Account and \$32,121.88 in the Reserve Account. Terry is unable to join, so we will hear update next month.

Rental Chair: (Bob)- busy with winter rentals, gearing up for Spring break, not tons of requests for spring break, gearing up for crowds, outlook looks promising for Village Walk

Operations Chair (Wes) –

Security & Rules

Very active month in regards to parking violations with 9 parking in others driveways. One damaging a garage door, One tow for parking in a fire lane. Thirty eight notices were sent out after Palm Tree Inspections were done. Twelve notices were sent out for debris removal. Landscape and Home Condition Inspections scheduled for March.

Grounds

Fire lane along 11th street installed

Corned planters and Fire Hydrants painted

New door locks at Pool 1 installed

Fence at Pool 1 straighten

Landscaped area along new fence north side of property

Repairing landscape damage

Front Gates Painted

Ocean Village Replaced Fence between our communities

Spoke to owner of duplex concerning fence in southwest corner - insurance pending

Heat exchangers working great at 90 degrees. Seeking bids on Pool 2.

Working with Landscape designer on landscape issues in the community.

Spoke to City of Park A concerning Island Retreat about high grass and trash. Port A will not enforce codes for 6 to 12 months. Advised us to send letter to Island Retreat asking them to clean up property and inform them we are holding them liable for damage in the instance there is another fire. Tom is to handle.

OLD BUSINESS:

Heat exchangers in pool 1: worked with about 1 month, working well, temp up to 93, putting out lots of condensate (drains being installed next week to help with that)

New Business:

Photo sent to board members of parking passes. Parking passes will be issued to each homeowner per number of parking spots. Letter will be sent to homeowners as well as rental management company on how program will work for both homeowners and renters. Hope to have in place by the end of April. There will be a decal for owners cars.

Planning with Homeowners Association Meeting - ? place to hold meeting, putting thoughts together for agenda, email out information for people to plan for gathering on May 5th. Will discuss at March meeting in detail.

Director Terms:

Bobs term expires in May, he would like to continue with the process if no one else is interested. Tom would like to put out information to see if anyone else would be interested. Terrys term expires in May 2018, and Tom will talk to Terry to see his plan.

Michael McCutcheon interested in possibly serving.

Village Walk Streets: We are starting to see deterioration in some areas of the streets. Lots of heavy traffic is wearing on the streets, hastening the deterioration. Cracks and mini potholes are starting to be seen. We need to fix BEFORE it gets worse. The longer we wait, the more rain we get, the cracks keep getting wider. We will bring it up for homeowners vote at annual meeting to cover cost of possible street repair.

Directors Walk this weekend to look over entire neighborhood.

Emails to board this month: Unit 70 had suggestion, rental companies had previously tried to issue passes, didnt work well, Bob will answer his email. Unit 64 email, wanted to let us know she has been instructed by her lawyer to halt all construction. Wes and Tom will stop by her house in the next few days to connect with her.

Next meeting set for March 13th at 7:30pm.

Wes made a motion and Bridget 2nd -- Meeting adjourned at 8:16pm

Respectfully submitted – Bridget Friday