

VILLAGE WALK CONDOMINIUMS
Board of Directors Meeting
JUNE 19, 2018
APPROVED

PRESENT:

Terry Landry
Wes Strickland
Victor Rodriguez
Bridget Friday
Michael McCutchon

TRMC:

Katherine Piper
Naomi Perez

SPECTRUM:

Brian Lawson

Verified the quorum was met.

The meeting was called to order at 7:32 pm.

MOTION TO APPROVE THE MAY BOARD OF DIRECTORS MEETING MINUTES:

MOTIONED – VICTOR RODRIGUEZ

SECONDED – MICHAEL MCCUTCHON

PASSED UNANIMOUSLY

OFFICER REPORTS:

Terry Landry, President – Mr. Landry reported he has not been to Village Walk since June 3rd, but he feels things at Village Walk are going well. Village Walk has been calm with nothing of great impact to report.

Terry Landry, Treasurer – Mr. Landry stated that looking over the May financials it looks as though Village Walk is getting back to normal. The assessment did go out last week. Mr. Landry stated he will get with Keith at TRMC to go over the financials to reclassify a few items.

COMMITTEE REPORTS:

Bridget Friday, Rental Chair, stated over the last week or so she has talked to some of the businesses around Port Aransas. She has talked to all the golf cart rental companies to make the aware of Village Walk's parking rules. Mrs. Friday noted she created a live document with the golf cart companies after hour's numbers. Mrs. Friday spoke with the rental management companies and Village Walk is busier than last year. Mrs. Friday stated she drafted a document to send the owners explaining the parking pass system. Mrs. Friday noted that the parking rules have not changed, they will now be enforced. Mrs. Friday explained when talking to the rental companies they brought

out some issues that Village Walk had not thought about, for example; the placards not fitting into their key return boxes. Mr. Calabro stated the passes will go out this week and the program should be up and running by the July Fourth Weekend. Mr. Calabro noted the program was put on hold due to the fake passes made by a Turnkey. Mrs. Piper said there will be a different color writing on the passes for the management companies and the owners. Mr. Rodriguez replied, that he understood, he would have 3 to 4 placards and 2 decals. He noted, he would leave his placards in his unit. Mr. Rodriguez mentioned he felt like it would dilute the program if everyone does not have a placard. Mr. Calabro explained that the owners who do not rent their unit will have the decals and placards mailed to them. Mr. McCutcheon said if someone comes over for dinner for a couple of hours it would be great if we had placards for them. Mrs. Friday stated if a renter has a placard and parks in open spaces at the end of the street they will not get towed. Mr. Strickland said he feels renters should fill up the parking spots before they park in the overflow parking. There is a problem with people parking in overflow parking before they park in the house parking. Mr. Landry noted we should assume that most of the renters want to comply and will use the placards and park in the right spots. Mr. Rodriguez said the board should revisit the parking pass program in September.

Spectrum, Mr. Landry said that Brian Lawson from Spectrum is on the phone to discuss what deals Spectrum can offer Village Walk. Mr. Lawson explained that Spectrum acquired Time Warner and they are upgrading their system. They are offering more channels and faster internet. Mr. Lawson said the Village Walk contract expires at the end of June 2019. Village Walk is currently paying \$42.00 per unit per month which is for a cable and internet package. If Village Walk signs a new three year contract with Spectrum, it will actually only add two more years to the current contract. With this new contract, the price will drop down to \$36.00 per unit per month. This will save Village Walk approximately \$600.00 per year. This rate will be frozen until 2020, and from there the annual increase will only be 3%. If Village Walk switches over to Spectrum, it will raise the internet speed to 100mbps. Mrs. Friday mentioned she is concerned about the cost of the boxes. Mr. Lawson agreed that will be the biggest challenge. He said if you are under the Charter System you can get the boxes for \$6.99 per box instead of \$11.75 per box. Spectrum can also reclassify the property to a condo-tel, this allows the HOA to get 3 boxes for free per unit. The down side is, the HOA has to be responsible for the boxes. The boxes will then be set up where the renter cannot rent On Demand movies. Mrs. Friday asked if there was a reason Spectrum does not sell the boxes. Mr. Lawson replied he wasn't sure but he thought it was because they make more money renting the boxes than selling them. Mrs. Piper mentioned, the reason she invited Mr. Lawson to speak to the board, is because Village Walk owners had mentioned they wanted to get rid of cable and cut the cord. Katherine noted that she has shopped internet plans, and with the rate Spectrum is offering the association, no one can beat it for high speed internet alone. If someone wanted to cut the cord they could with this new agreement, having cable would just be a benefit if someone wanted to utilize it. Mr. Lawson stated that it was up to Village Walk if they decide to go with the contract or if they wanted to cancel in June of 2019. Mr. Landry asked how long the offer was open. Mr. Lawson said, offers usually expire within 30

days. Mr. Landry explained that the offer might need to go to a mail in vote and that would take more than 30 days. Mr. Lawson said he understood and could extend the offer but he couldn't extend it for months on end. Mr. Landry asked Mr. Lawson for a one page bullet point with the cost and services. Mr. Landry asked the board if they had any more questions for Mr. Lawson. (As of this point, the Spectrum rep has left the call). Mr. Calabro stated he feels this is a good rate for Village Walk and with higher internet speed the Roku will work better. Mr. Calabro noted Village Walk would be crazy if they walked away from this deal. Mr. Landry replied he needs to do some research to see if the board would need to vote on the new Spectrum deal. Mr. Strickland express the only thing he would worry about is the HOA being responsible for the boxes. The board is not interested in the Condo-tel offer.

Wes Strickland, Operations Chair, stated that Village Walk is busy with normal rental problems. The motion detectors were installed at the pools. Mr. Strickland said Mr. Piper made a surprise inspection and asked her to report on what she saw. Mrs. Piper reported that Village Walk looks great. The walkways are looking beautiful and the motion detectors are going to work well at the pools. Mr. Landry noted Village Walk is the best it has ever looked. To see where Village Walk has come in three years and it's all with Wes's help. Mr. Landry stated with the \$600.00 savings a month that will give us extra money to do other projects. Mr. Strickland noted he would like a place a parking spot for security parking. The other board members agreed that a parking spot for security parking was allowed. Mr. Rodriguez stated his daughter reported that the shower at the pool was not working. Mr. Strickland explained that the shower does not turn on sometimes, but if it becomes a problem he will hire a plumber.

NEW BUSINESS:

Mr. Landry noted there is an open position for Treasurer. He asked if Mr. McCutcheon would be interested in filling the open position. Mr. McCutcheon accepted the open position.

JULY BOARD MEETING:

The July Village Walk Board Meeting is scheduled for Tuesday, June 17th at 7:30 pm.

ADJOURNMENT:

Motion was made and seconded to adjourn the meeting.

The meeting was adjourned at 8:30 pm.