

Village Walk Condominiums
Board of Directors Meeting
August 21, 2018
6:00PM
Approved
Minutes

Called to Order – 6:04 pm

Verify Quorum - Board Members Present: Terry Landry, Wes Strickland, Michael McCutcheon, Bridget Friday, and Victor Rodriguez. TRMC: Katherine Piper

Motion to approve July meeting minutes:

Motioned – Bridget Friday

Seconded- Terry Landry

Passed unanimously

President’s Report (Terry) – Village Walk has had a good quiet summer in comparison to years past. It has been very orderly thanks to the onsite personnel. Things are looking good overall, good work to Wes.

Treasurer’s Report (Michael) – Right now the HOA is on budget. Michael mentioned the special assessments. Terry noted, between Harvey expense and other items the Board approved are the majority of the supplemental assessments. Village Walk has had 2 sinkholes, the reserve was depleted due to the Harvey repairs. The supplemental assessment will help replenish the reserves.

Rental Chair: (Bridget) – Bridget stopped by Turnkey, Silver Sands, and Port A Escapes to discuss the parking pass program. She received good and bad feedback, mostly about the quality of the placards and how to best manage the properties. Turnkey said they are still leaving the counterfeit passes in the units and that is how they are still getting out and being used. Bridget told the companies to hold on with Village Walk and to get through the summer. The placards are also not holding up in the heat. They are easily melting and getting warped. She stated the board needs to figure the ins and outs of the program to have a better plan in place going forward. Terry said we are never going to have a permanent solution but we have a whole offseason dedicated to making it work better. Victor wanted to know

if most people have the rules and regulations available for the guests to see in their unit. Michael said he knows that Silver Sands makes the guest sign that they have received a copy of it.

Operations Chair (Wes) – Wes began by noting the season is almost over. He didn't think he had ever seen Village Walk as busy as it's been lately and they've made it through it. There will be some off-season items that will be addressed in the fall. The fire lanes will be repainted and he'd like to enclose the dumpsters. He would like to discuss security in anticipation for next season. That way it can be budgeted accordingly in the 2019 budget. Terry asked Wes to send him list of items he would like to do with the costs associated so they can be looked at.

Old Business – Spectrum:

Motion to approve the Spectrum Contract as proposed as long at the contract is not materially different than the proposal:

Motioned – Wes Strickland

Seconded- Michael McCutcheon

Passed unanimously

Parking Pass Program: Michael said he wanted to submit that the parking pass program is not going well at Silver Sands. They do not even have the passes anymore. Bridget noted the problem is turn over, the units turn over before they can track where the passes were lost. It's been difficult to figure out who to charge. Wes said he could put a sign at the gate to remind guests to return their passes to their property management companies. Floor discussion regarding ideas other than the plastic placards to use as passes. Items discussed were stickers and printouts with dates. Michael mentioned he changed the wording on his website in regards to parking. Terry said "let's get through the peak season, and then we can decide how we want to rework the program."

New Business – Revise Guest Rules, Michael said he would like to revise the guest rules regarding the tents. It specifies EZ up tents, and he would like it to state something that says "Temporary shade structures are not allowed at Village Walk without BOD approval." Terry said he would draft a rule and circulate it to the Board for approval.

Concrete/Rock Parking Areas, Michael began by stating he didn't realize the ACC had the authority to change the permeable cover rule in the Design Regulations. Terry stated Buster cannot approve anything that is not to code. Other than that, it

is the right of the committee. There was a floor discussion regarding whose responsibility it is to clean up the rock from the parking once it has runoff into the street. It is the responsibility of the owner/ property manager to clean up the rock before the unit turns over again. Michael said he is concerned about the amount of impermeable cover at Village Walk, for the runoff and environmental reasons. Wes said he is okay with the rocked parking spaces as long as the owner takes responsibility for cleaning up the rock when it rolls off onto the road and sidewalks. Victor noted that yes, it is the responsibility of the management company to handle it. Terry said he would talk to Buster in regards to having more permeable cover. He also noted that the Board may have missed the boat on this issue, since there aren't very many rocked parking spots left to pave over.

Next meeting set for Tuesday, September 18 at 7:00pm.

Meeting adjourned at 7:17pm.