

September Board of Directors Minutes

September 11th , 2019

Board meeting of Village Walk Board of Directors was called to order at 7:32 by President Terry Landry. All board of directors are present: Terry Landry, Wes Strickland, Victor Rodriguez and LeighAnn Jackson. Owners present: Tim Jackson, Eleanor Williams #45), Tom Blackburn (#46 & 47), Sheri (#42), Michael McCuthchon (#68). Bridget Friday from Friday Properties was also present.

The August minutes were looked over. Wes made a motion to approve. Victor seconded. All approved.

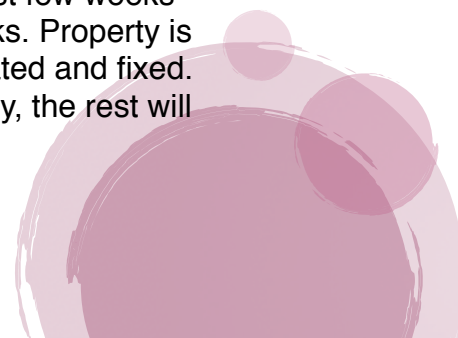
Reports:


Terry Landry did the president report and started talking about the high season and how our summer rentals were almost coming to an end. Everything looks great at the property.

Bridget Friday did the property manager report. She spoke on the financials and that we have only one homeowner left to pay the semi-annual assessment. There was talk of the \$75 month late fees applied, and the possibility of when we would go to the property management company to collect assessment due. We are still pretty tight on the budget. We have all our expenses down as far as we can. We are starting to work on the budget. We are going to combine a few categories in quickbooks to make things more streamlined. This will show this year once updated, but will not match the budget line items.

LeeAnn Reported that the rental side has been pretty quiet this month.

The on-site report was done by Wes. He's talked about how busy it's been this summer but how it is slowing down during the week now. The weekends are running at about 60% occupancy. The police have been called multiple times over the past few weeks for cussing and fighting. He hasn't had to fix anything in the last 3-4 weeks. Property is in excellent shape. Wes also spoke about the pool equipment is all updated and fixed. Crystal clears finished it up today. The motor and fan were under warranty, the rest will be expensed.





Elenor Williams was wondering if when the police are called to a rental unit, do owners get notified? LeeAnn stated she would be happy to notify owners if that happens. Wes stated that would be something the property managers would notify the owners. If Wes is involved or knows about the incidence he always notifies the companies and usually the owners as well.

Victor is wondering if the gate codes are recorded. Bridget stated that codes could be pulled, but cautioned that pulling the codes wouldn't provide concrete evidence on any issues.

Tom Blackburn wanted to express his opinion on how great the community looks. Sheri also wanted to echo those same sentiments.

Old business:

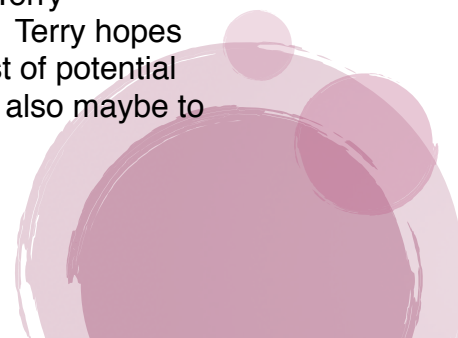
Owners Survey: Bridget was asking to be able to send out the owners survey in the next week. This could provide insight into different projects to work on over the past year. The board agreed to have it sent out.


Discussion on construction in neighboring yards: It would be a courtesy to let your neighbors know when you are doing any type of work in your yard that may impact their outdoor enjoyment. Wes stated it would be easy to incorporate into the rules and regulations. Terry will make a statement to add that the owner would be required to notify and coordinate with the adjacent owner (except in emergent circumstances). It will be circulated to directors by email before the next meeting and voted on by the next meeting.

Elenor Williams asked about neighbors contact information. Bridget said she would make sure it was updated in the next few days with all of the new owners (with home sales this summer)

New business:

Discussion went into budgeting. We are working on getting the categories merged if needed. We are trying to NOT have any increase in our assessments. Terry mentioned how helpful the report that Wes did last year in the budgeting. Terry hopes Wes will have that available again this year. Wes also stated he has a list of potential projects that could be done if people wanted. He said another thought is also maybe to just do the road overly and wait a year for anything else.





Terry went into the discussion of wanting to get bids for contracts. OnSite's contract is up at the end of Feb 2020. This isn't necessarily with the goal to replace, but to see the prices out there, and with Wes being on the board, it heightens the board's scrutiny of letting contracts stay at arms length and on good fair terms. We want to make sure we have qualified people doing the work for us. The numbers and prices will NOT be the only factor in the decision making process.

Terry feels it is everyones intent to not replace the current vendor.

Sheri is questioning the policy of rebidding, and the quality of services, not only price. Terry once again stated we need to be able to substantiate the contract we have, especially since a board member is part of that company. Terry is skeptical of rebidding the contracts, but once again stated, he understands many of the owners are worried about replacing .

Tom Blackburn echoed Sheri's worries. Bridget read a letter submitted by Bob Calabro (former board member) regarding his support of OnSite.

Bridget will be sending out bid requests to any possible vendors.

End of summer recap: People thought the parking tags went really well. They liked the change to the disposable tags as well. More people are also using their garages as well. Victor asked owners on the call: how were your summer rentals? Any damages? all good? Michael M stated that Silver Sands manages his place and that they aren't very responsive to him as well. Elenor was very happy with the short time she has rented this summer. She uses Life in Paradise. Tom Blackburn stated you need to be very hands on with the property managers, as they all can get complacent.

Landscaping notices have gone out over the past month. Wes will update with numbers, but so far about 40% seem to not have complied as of yet. Bridget will have Island Rocks bid each yard. Bridget will then send owners an email with the date of the fix, and the amount that will be billed to their accounts.

Next meeting set for Tuesday, November 3rd, 2019 at 7:30pm.
Meeting Adjourned.

Respectfully submitted,

Bridget Friday
Friday Properties Management



