

March 2020 BOD Minutes:

Attended: Terry Landry, Victor Rodriguez, Debbie Wallace, Wes Strickland, LeighAnn Jackson, Bridget Friday from Friday Properties.

Minutes from October 2019 and Jan 2020 board meetings were discussed and reviewed. Motion to approve October 2019 was Debbie seconded by Terry.. Approved. Wes Strickland abstained from vote.

Motion to approve Jan 2020 was Terry seconded by Wes. Approved.

Presidents Report: Terry said he had just spent the past weekend in Port A. He is very happy with how the property looks. He said the heated pools are great, and he got many compliments on that. He thanked Onsite for maintaining it and also for Bridget for proposing the idea and bringing it to the owners to vote on. This is the second year with the heated pools, Terry said the winter texans have loved them. VillageWalk has been very busy all winter with the long term rentals.

Property Manager Report: Onsite's new contracts started as of 3/1/20. Trash pickup was only 1x/week over the winter. We just put it back to 2x week until the early winter. For our accounts receivable, we only have 2 outstanding assessments and 1 seed pod trimming. Once we get our assessments in, she will move the rest of the \$500 special assessments to the savings to pay for the street coat project that will be starting in April 2020.

Onsite Report: This has been a smooth winter. This weekend we had a small fire in the dumpster from some hot ashes. The fire department had to be called. No damage was done. There is still a heat exchanger out at pool 1. The vendor will be having a representative come out to look at it. The street project will hopefully be starting and completed before Sand Fest, which is April 17-19, and the ambient temperatures will need to be high enough to get the overlay to work the best. We are having some issues with the North Double gate that we are working with the gate company on.

Old Business:

Topics for the Owners HOA meeting were discussed. The board had some possible lists of capital improvement projects, that they discussed waiting until 2021 to bring up. Victor talked about insurance overviews and it might be nice to have our agent come to speak on different coverages. Bridget explained how our agent only covers the common areas. Wes responded that he didn't think the HOA should try to direct people towards certain insurance coverages. Debbie agreed. Victor also would like to have an update on the rules and regulations that were updated during the year as well as a basic rule review. Terry stated he would be willing to present this at the meeting.

Terry stated it would be good to also explain to the owners about the ACC and how they need to go through the ACC to get approval or outdoor items. Bridget also mentioned we need to explain again about the exit inspections, and how they were started last summer. Wes will be able to talk about this point at the meeting.

Bridget went over the proxy information. She explained the way the rules were. The rules state the member can vote ahead of time, and if the people are not going to be there - they can turn their OWN votes into Bridget. If they would like another owner to vote for them, it must be a director, and that director can vote at the meeting.

Victor suggested to bring a can or monetary donation for the Port Aransas food pantry. Debbie agreed and thought that would be wonderful. She doesn't want to set any presdicien to make

people think there is a hidden agenda. Bridget asked Debbie to write up a paragraph for the HOA newsletter that will be going out the next week. Debbie said she would get it in to her.

Bridget did ask Terry and Victor to email her if they are interested in running again for the board within the next week. Bridget will email the owners tomorrow and ask for any other people interested in running for the board.

Next meeting will be at 9am on Saturday April 4th, the hour before the main owners meeting.

Wes made a motion to adjourn the meeting. Terry seconded. Meeting adjourned.

Respectfully Submitted,

Bridget Friday