

## May 2020 Village Walk Condominiums Board of Directors Meeting Minutes

Board meeting of Village Walk Board of Directors was called to order at 7:04 by President Terry Landry. All board of directors are present during the meeting: Terry Landry, Wes Strickland, Debbie Wallace, Victor Rodriguez and LeighAnn Jackson  
Owners present: Alyssa & Gabe Calderon #37, Grace & Henning Nielsen #82, Michael McCutcheon #68. Bridget Friday from Friday Properties was also present.

The minutes from 2 weeks ago have not been circulated yet. They will be done next meeting.

### **Reports:**

Presidents Report: There is a quick meeting due to COVID and to see any changes that need to be done regarding updates. Terry talked about the community looking wonderful after the road overlay project and how the Island was overflowing, but Village Walk felt like a safe oasis. He thanked Wes and Bridget for their help in running the community.

### Property Manager Report:

Bridget Friday did the property manager report. Currently there are no accounts receivable due. The semi-annual homeowner assessments will be sent out sometime the 1<sup>st</sup> week of June.

### Grounds Report:

The on-site report was done by Wes. Weekend use is extremely heavy. All four of the gates have been worked on to extend the life. We also have some heat exchanger issues that Crystal Clear is working on. Summer clean-up going on now.

Victor asked about any new pool guidelines. Wes stated that we are following the state guidelines and doing everything that needs to be done to be in full compliance. Terry stated that if we weren't in compliance, the city has been handing out citations. Wes stated that the city has told him they look to VillageWalk as the "model" neighborhood, and they think highly of our group.

### **Old business: COVID**

Terry asked the question – "what do we need to do to make our owners/renters feel safe in regards to COVID"? Wes stated our responsibility should stop at the pool. We are doing all we should.

Bridget will update the owners list on the website and give Wes a copy as well.

**New business:**

Victor stated once again, that owners should follow up with their management companies on what extra things are doing to clean homes between renters. Terry stated once again, the role of the condominium association stops at the front door of a unit. We do not police any of the renting parts of the units. Our job is to enforce the rules and restrictions and to maintain the common areas.

Allyssa Calderon asked about the email sent from Wes. Wes explained he had heard a couple companies had been renting out the homes without owners knowledge and pocketing the money. They got caught by a homeowner and was able to prove it by pulling water usage records. He didn't know of anything like that happening in VW. Alyssa asked for recommendations on Property Management Companies in town. Wes stated this meeting isn't the best place to do something like that. Henning Nielsen asked about the companies who did it. Terry reminded the callers that we will not be an endorsement or condemning of a particular company. If the information is indeed factual, it would be exposed through news sources. If Wes would like to circulate the information on his personal behalf, you can contact him on your own.

Items from Victor's email will be added to next month's agenda regarding fines and renter damages. Wes plans to make a list of fines and possible charges associated.

Next meeting set for Tuesday June 16<sup>th</sup> at 7:00pm. (addendum: meeting date changed to Wednesday June 17<sup>th</sup> at 7:00pm)

Meeting Adjourned.

Respectfully submitted,

Bridget Friday  
Friday Properties Management