

Village Walk Condominiums

Board of Directors Meeting

Sept 22, 2020 7:00pm

Called to Order. 7:02pm

Verify quorum - Board Members Present: Terry Landry, LeighAnn Jackson, Debbie Wallace, Victor Rodriguez. Bridget Friday with FPM.

Owners Present: #48 Joe and Nancy Sadowski, #68 Michael McCutcheon, #45 Elenor Williams, #85 Wes Strickland

Motion to approve August meeting minutes by Terry. Seconded by Victor. All approved.

Presidents Report: Terry said that he hasn't been to VW since Labor Day weekend, but had spent a week there. Everything seemed to go well and was under control. VillageWalk survived the summer. There have been some developments from the last meeting. We have transitioned to some new vendors over the past month and we will hear more on that during the course of the meeting.

Property Manager Report: Bridget went over the budget vs actual. Currently we should be at 75% of our budget. There is a few items over budget. Office supplies remain high from ordering new owner parking passes. Palm Tree trimming is also over budget, but all owners were just assessed their portion of trimming. When all is paid, we will be under budget. We are also over in pool supplies, but this is based on the \$850 we had to use to purchase in stock pool supplies from OnSite per the contract when they stopped servicing the pools. Bridget also said she is working with Crystal Clear pools about trading some labor for the pool chemicals over the next year.

We also are working on landscape lights and irrigation. We will transfer over \$650 from the capital reserve funds, to update and fix irrigation leaks.

Bridget stated she is also starting to work on the 2021 budget. The budget starts in January of each year. She also stated that based on owner meeting in October some of the line items will be calculated for the upcoming budget.

### OLD BUSINESS:

We have looked at quite a few patrol services over the past couple weeks. Terry met with the owner of Alliance patrol. Terry said he was very impressed with the owner as well as the company. The past two weeks we have utilized them with two round of the neighborhood on Friday and two on Saturday. The first round is roughly right after pool closure around 10:15pm, the second comes between midnight and 1am. Each round is done around all 4 blocks in a vehicle and then they walk each promenade as well. They digitally check-in each round with a fob. Each Monday morning I get an email of the reports for the weekend. They also would call anytime there are major issues. The only issues this past weekend was a loud gathering, which was quieted down after speaking to them. Each time through the neighborhood is \$20. We spent \$80/weekend that past two weekends. We do not have any other rounds currently scheduled. With Alliance we are able to utilize when we want. There is no set contract. Debbie also reminded us that we can also call the police for issues. She did that two times and they graciously came and quieted a house down within 15 minutes each weekend.

Bridget said she is meeting with another security company this Friday. She wanted to get more prices and options for the board meeting in October to present to the owners.

### NEW BUSINESS:

#1. October Homeowners Meeting - Discussion to hold at the Plantation Suites vs outside at the pool. We will look to attempt to hold at the pool. Possibly renting chairs and a microphone to hold outside. Nancy wondered if we could also hold it via zoom or conference call. Terry said we can look into that. The people on the conference call or zoom, would have to turn in their votes early or by proxy. Debbie mentioned she would be willing to give

out her PO Box for anyone who wanted to utilize her as a proxy. Instructions will be forthcoming in the next few weeks. Our Bylaws do not permit people to vote by zoom or conference call.

HOA Meeting Presentations that need to be firmed up:

A. Election of directors. 3 openings with 5 people up for election.

B. ACC updates: Exit Inspections, Landscape guidelines (this document was done to give owners an idea of what is the optimal trim for each plant). We also are looking for 1-2 new members for the ACC committee.

We need to discuss the possible renter fees/owner fees and something Victor still wants to take on and present. Nancy Sadowski asked about what exactly the renter fees might be. Bridget explained some of the expenses that VW is incurring with the high amount of renters. Mostly trash costs, patrols, broken lights/etc. We could charge a flat rate "resort fee" through the management companies. There is another option to possibly assess each owner that rents appx \$100 per year to have funds to utilize those same fees. This would be amending the declaration and would need an owner vote.

Bridget also spoke of a new service for homeowners. Our garbage company (Republic) has agreed for each homeowner to have the ability to order a dumpster for their own personal use for appx \$100. It would be delivered to their driveway and then taken away the next scheduled pick up day.

C. Jacqueline and Michael Crouch will be putting together a presentation for different patrol options for the 2021 year. Especially during the high season.

Bridget asked to make sure the presentations are covered. Victor stated he would do the resort fee presentation. LeighAnn will do the per owner rental assessment. We need someone to do the patrol presentation as well. Debbie mentioned maybe the owner of Alliance to do the patrol presentation. Bridget mentioned she was just looking for someone to

present the Crouch's ideas on amounts of patrols based on owner feedback. Terry stated the board is able to vote on the patrol, but would want owner input. Terry stated that is isn't an HOA responsibility to provide patrols/security. Our primary obligation is to maintain the common areas and enforce the bylaws. Bridget will do the ACC information. Bridget will need the presentations by Oct 2nd so she can organize it all and send to owners the week of October 5th.

#2. Victor asked about home maintenance and how to start enforcing that. Terry said to put on the agenda to rules and how they relate to current house conditions. Some of which haven't been finished since Harvey. One of the things the board needs to do is to make sure the standards of the neighborhood is being adhered to by all the owners.

Nancy didn't want to wait for an exit inspection to correct current violations. Bridget stated inspections were done last year by OnSite and most of them have been repaired with one or two left over to finish repairs. Terry stated Harvey and COVID -19 has made it more difficult to be proactive rather than reactive. This year the board would like to get all units in compliance. Debbie wondered if we could impose fines if needed. Terry said we can, but have lately have focused attention on the yards. We also send notices on yards, improvements that haven't been approved by the ACC, non-approved colors. As the development ages, we are starting to see more wear and tear on homes that haven't been updated lately. LeighAnn mentioned one house in particular about violations. She didn't think they should be able to rent. Bridget mentioned that Wes went to the city on that particular house. The city said as long as the balconies are locked and unable to get to, they can still rent. Victor mentioned a "venting" type thing coming out of the window this weekend. Bridget said she spoke to Life in Paradise about the issues today and they were going to be fixing the venting today. She also asked for a remedy for the balcony to be repaired. Bridget did cc the owners on the email today as well.

#3. All extra trash dumpsters have been removed and we are dumping trash twice weekly. She doesn't foresee being able to go to once/week until at least the end of October. Nancy wondered if this won't be the new

normal for the entire fall. Bridget spoke to all the management companies and they stated VW has many bookings for the months of Sept/Oct.

#4. Bridget updated with vendor updates:

### Crystal Clear Pool Service:

Replaced O-ring on filter top for side II

Replaced both chlorinator lines on side II chlorinator

Adjusted door hinges on side II gates.

Replaced saddle clamp on side II chlorinator.

Talked to Pentair about heat pump repairs needed. Waiting on service rep to be available.

### Crystal Clear Pool Porter Service:

In addition to normal procedures we have cleaned the fences, decks and chairs numerous times for bird droppings and other debris. We have reports minor leaks in the equipment room(s).

We have reported the 9-1-1 phone not working on one side. New phone pending.

We have been advised to complete the work early mornings, and are making efforts to complete this request.

We have noticed that we have has supplies going missing from the equipment room.

### Island Rocks Landscaping:

#### Irrigation:

2 rain sensors have been installed

2 valves repaired

32 breaks/leaks have been repaired

Approximately 100 tips have been adjusted or closed completely

Buried and pinned down all tubing in pool areas.

#### Landscape Lighting:

Replaced 7 light bulbs

Adjusted approximately 15 lights

#### Gate Training:

We have met with the technicians for the gate. We have been trained on how to properly maintain the gate and how to operate it for manual opening.

#### Rock:

All rock has been pushed back or shoveled that was overhanging the sidewalks, curbs and fire lanes.

Landscaping:

Roads and walkways have been deep cleaned with a blower/vacuum.

Began pesticide treatment of plant pests and ant mounts as well as a barrier pest treatment around the pools.

**The following items are in process and will be completed by the end of the week:**

(Irrigation) Bury and pin down remaining drip lines.

(Landscaping) Removal of all Brazilian pepper plants on common area.

Timeline of projects:

October 8 – Landscaping plans will be submitted.

October 9 – All properties will be walked.

October 19-23 – Cut back and trim street oleander.

October 26-30 – Cut back and trim oleander against properties.

November 2-5 – Cut back and trim phase I walkways.

November 9-13 – Cut back and trim phase II walkways.

November 16-20 Addition stone.

Victor asked about changing the colored lights on walkway #1 back to clear. Bridget said she will speak to them about that. The power was off this weekend, and the timers were adjusted on Monday morning. Debbie stated she was extremely pleased with Crystal Clear pools. Both the porter service as well as the pool maintenance have been phenomenal and very friendly. LeighAnn mentioned pool #1 was looking amazing as well. They also liked that they wear orange to be identified. Victor mentioned the salt water pool conversion that is being talked about. LeighAnn mentioned she has several friends that did the salt water and now have converted back to chorine. Debbie expressed her desire to stay with the current pool type. Terry did ask for Bridget to inquire about the price and information on the salt water pools to Crystal Clear. To only gain knowledge and see their input.

#6. Terry spoke of getting bids for the property manager. Bridgets contract is up for bids as she is working on a month to month contract. Terry said we could open it up to see if anyone would want to bid for the job. Terry

also said he was in favor of keeping her. Debbie spoke saying she was the one to put the item on the agenda. She also said she now realizes who the other companies would be that would bid. She realized it was all the property management companies in port A. She said she is very happy with Bridget and she is doing great things and learning many new things for VW and she made a mistake in asking for this agenda item. Bridget asked to be able to get off the call so this could be spoke about with her off the call. The board declined saying she should stay on. Terry said we should welcome anyone who wants to put a bid on the contract. LeighAnn stated she

Bridget said we need to be transparent. She said Port A Escapes, SilverSands and many other companies could bid on the job. She said we need to be above board in everything we do. Bridget said she has no problem if the board wants to get bids. Bridget said she likes her job and enjoys doing it, but also wants the best for the neighborhood. Victor wondered if there was any termination clause or if the board could extend the contract. Debbie wondered as all vendor contracts are renewed - have a board meeting to go over each one to approve. Terry said he would want the property manger input on who/how the contacts are worded, but thought it was a great idea. Terry made a motion to extend Friday Properties management contract for 12 months with a 60 day termination clause for either party. Debbie 2nd. All approved.

#7. Terry spoke about the ability to charge owners if management companies fail to charge renters. Terry stated this is a non-issue as the board currently already has the ability to do so. The board does not have the ability to fine a management company, but the board can fine an owner for anything that can be proven for damages or violation from the rules & regulations from their renters. Terry explained the difference of the possible resort fee vs damages directly able to be proven. This would be an assessment based on repair cost. The first choice is to go to the management company to get the funds from the security deposit of the renter with proof of damage. It is the owners responsibly for anything that happens in the common areas by someone who is staying in their home. (this includes by renter, friend, owner).

#8. Victor asked about the fridge lamination of the rules and regulations. Bridget said it was done and sent out a couple months ago. She mentioned

that we can't go into each house to check, but all companies and owners were notified that it was supposed to be on the fridge. Victor also wanted to make sure golf carts are removed from VW when no renters are at a home. Victor also made mention that he might want a clear definition of fines. Sending an email, next a letter, or phone call and then go to fines. Whatever the fine might be, whatever the rules are decided, then follow. All owners would know the procedure. Terry said we can't be arbitrary on fines, but the amount of the fine needs to be proportionate in comparison to the nature of the incidence. The fines brought up at the last meeting were way to detailed. The schedule looked like a menu. Nancy wondered if someone "breaks a fence" they could be provided some sort of "invoice" for breaking a fence. Terry said the amount of the fine would be a reasonable amount to fix it. He also thinks we need to be careful about the balance of being neighbors, self enforcement and discretion to levy reasonable fines. LeighAnn wondered more about maintenance fines, looking something out of order, everyone does their part to keep things looking great. It isn't done out of malice. Terry said the 1st thing to do is call or send a friendly email regarding the issue. If that draws non-response, then we will ramp up enforcement efforts. He said they have had to barely go beyond the 2nd step. Most owners aren't aware of the issue and are glad to know of problem. LeighAnn said she would be willing to walk and look around each time she is in the neighborhood. Terry said we are a lot more on top of yard violations. Bridget said she will be checking 6 yards this week from violations done in July by OnSite. Terry said to table discussion of fines to the October BOD meeting.

#9. Next Director meeting set for October 21st at 7:00pm.

Homeowner meeting Oct 17, 2020 at 10am in Port Aransas.

Motion to adjourn the meeting by Terry. Seconded by Debbie. Approved by all.

Respectfully submitted.

Bridget Friday



VillageWalk HOA Manager