

Feb 2021 VillageWalk Board of Directors Monthly Meeting Minutes

Feb Board of Directors meeting attendance: Debbie Wallace, Rona Cowand, Michael McCutcheon, John and Terri McKinney, LeighAnn Jackson, Adrian Gonzales, Bridget Friday from Friday Properties Management.

John McKinney called meeting to order at 7:08pm. Board members present: John McKinney, LeighAnn Jackson and Debbie Wallace. Terry Landry and Stacey Sudoh were absent.

John McKinney had asked the board to review the previous minutes. John McKinney made a motion to approve. Debbie Wallace 2nd. All approved.

Presidents Report: The last time John was in Port A was the begging of Jan. John also mentioned how happy he was at how well the individual houses and common area buildings did regarding the freeze. We got very lucky with minimal physical damage. Most plants look very poor at the moment, but we will need to wait a bit to see how those come out after a few weeks.

Managers Report: Bridget went over the financials and assessment info. Currently we only have 4 owners who still owe their assessments due Feb 8th. Profit and loss was also gone over. Bridget will also be transferring approximately \$19,000 from the main checking to the reserves account from the budget line item. Bridget stated the electric bill was a bit higher than expected, but all other Jan bills are in line with the monthly budget. She said she will be talking about the winter storm update in the new business. Crystal Clear also has changed pool porter people, so we will see new faces.

Old Business:

#1. Fence repair: Bridget has tried from 3 different bids for new fence: 642 lineal feet

John Christenson company: white vinyl \$41,800 \$58/foot new fence and \$6/foot to remove

D&C Fence company: wooden fence (similar to what we have now). Need to seal it every few years, putting a horizontal board across the bottom where the rot occurs and change out as necessary. \$30,000 finished on 2 sides (We are waiting from Terry to hear if Ocean Village is willing to split the cost with us, which would be \$15,000 each HOA). If we do one side finished it would be \$22,000.

Still waiting for a bid from Caleb Custom Homes. He said he didn't have the time. Bridget asked for a price and HIS timeframe.

Discussed that currently we are dealing with an increased a lineal foot with a higher cost of materials currently. He mentioned if we were able to wait, we may see a 20% reduction in the costs of material. Labor costs would remain the same. Debbie asked if this is something that has to be done now. John said we need to be sensitive to the homeowners who are next to the fence if they are having any issues. John also said he is for waiting until a different time in the year and look at it again.

Bridget mentioned if we don't redo the fence in the near future, we would need to wait until at least the fall to do it. It wouldn't be good to do it during the high season.

Debbie made a motion to table discussion until April meeting. John seconded. LeighAnn agreed.

#2. Capital Improvements Update:

Rahman saw the cold snap was coming. He held off planting the 200 plants.

Electrical updated are all done except 3 new palm tree lights, and 5 more new lights and the entry way light will have a new hood. This will be completed in the next few weeks. This was supposed to be done this week but is pushed off due to the freeze.

NEW BUSINESS:

#1. Feb Freeze:

Bridget spoke of the minimal damages to the community buildings. We have two outdoor showers blow the heads off, cracked drain line at pool 1 bathroom. We had a couple pool PVC pipes break and the auto fill pipe cracked at

pool 2. Crystal Clear was able to get those mostly repaired on Friday and the heaters were thawed and turned on. We had heated pools as of Saturday again. We are so grateful to Crystal Clear, Island Rocks and Josh Friday to get our community up and running so quickly. VillageWalk is one of the few HOA's that is completely up and running already.

Debbie Wallace mentioned people have been so kind and appreciate in getting everything back in order so quickly. She also passed on her thanks to everyone. LeighAnn wanted her husband Tim to speak about the landscaping with his expertise, he will give his thoughts when Rahman comes on. Tim is very appreciated and thanked!

Rahman from Island Rocks joined the meeting to go over his landscaping impression and the plan to continue to assess the damages. The irrigation so far, has had 5 leaks, 3 have already been fixed and the other two are very tiny and will be fixed in the next few days. We haven't had issues with any back flows yet. Island Rocks will keep watching each day.

Rahman next went over all of the photos he sent that the board could view and each plant and what we need to do with each species. Bridget quickly sent the photos to the other owners on the call so they could also view what was being spoke about.

Rahman said he scraped into the Oleanders and had expected to see some green in the stems. He doesn't see any yet. If they oleanders don't make it, we will have a large cost to replace.

Currently he has 170 plants that he thinks might need to be replaced. This doesn't include the oleanders. The other thing we will miss is their size. Replacement plants would be much smaller in size and would look bare if they were replaced with the same number.

Rahman said he recommended waiting a few weeks to see what plants make it and which ones don't. He can tell now some of the plants won't make it. He also recommends starting to clean up some of the plants that are falling down/apart. Rahman spoke of Port A plant zones and we are in zone 10A. He had freeze graphs, and other data to show how the plants may react. We got to 17 degrees, (zone 8) and stayed there for quite some time.

Rahman also wants to investigate and do cutbacks in phases over the next few weeks. He said it will be a week-by-week decision. He did say if we waited too long to plant, we will pay triple water bills if we plant in June/July. If we don't decide to plant shortly, we would probably need to wait until fall, which isn't a great time to plant because of the cooler winters. So, ideally, it wouldn't be until a year from now for the next planting season. He also said there is going to be a massive plant availability issues as well if we wait too long. If some of the plants are alive, they are alive UNDER the ground, and would need to be cut down to appx 6". Fall would be around the 1st time that those cut plants would start to resemble our basic landscaping.

Debbie agreed in waiting to see what ends up coming back. Our grasses and Florida Sagles all did great, and so far seem like they will make it. John appreciated Rahman's input and understood the decisions upcoming.

Bridget said if we needed just 200 plants at \$65/each (size of 3 gallons vs removing HUGE established plants) Each homeowner could be assessed around \$132 and this is only if the oleanders make it.

LeighAnn wondered if we could just use the 200 plants that we already expected to plant to "exchange" with the dead plants. Rahman did say the size difference is astronomical, we have 451 Lineal feet with each walkway. If you only replace the dead plants, you are going to have a very small plant under your kneecaps instead of a 6 foot plant. He mentioned it would be very sparse on all the walkways, strictly due to new plant size.

John asked about getting a bit larger plants (getting waist high instead of kneecap height) Rahman said viability is very limited in the 5-6 gallon size. The price is at least 3x more. He said by mid/end of summer you would get very good growth and the money spent for the larger started sizes wouldn't be worth it.

Tim Jackson thinks by the end of May 90% of the species will be growing back. He thinks we will see quite a bit of rejuvenation and would like us to wait to see what happens with our current landscaping. LeighAnn mentioned when it snowed a few years ago, they cut them back and all their plants came back. She thinks we should wait until the end of March at least to make a decision.

Debbie made a motion to go with Rahman's proposal to wait for a few weeks and see what things come back. LeighAnn was also concerned about all of the nursery's plant stock as well. Rahman said all the stock comes from Florida, so things should be ok. John seconded the motion, and said if we wait too long, we could have to wait until fall to plant. All agreed.

#2. Spring Break:

Bridget spoke of the details of spring break. She is upping the trash to 3x/week for spring break. She doesn't want to add the 2 dumpsters. She would rather dump more frequently than add additional dumpsters, plus it is more economical. She doesn't ever want trash laying around, but we don't want to bring in additional dumpsters if we don't have to.

Alliance patrol will also be starting at the beginning of spring break. Bridget will have them patrol 3x/night. Once spring break is completed, they will be coming Thursday- Sundays until Memorial Day. Bridget mentioned we could save the money and NOT have them patrol on Sunday evenings in April/May. Renters usually check out on Sunday. She could add those Sunday routes, to extra patrol each night on the weekends or save that money for summer. The board was in agreeance. Debbie said if we play it by ear and see how it goes. Debbie main concern is that the pool is locked down each night at 10pm. She wants to make sure people do not have access to our pools. John agreed and asked how we can do this. LeighAnn also said people can jump the fence if they desire.

Bridget did mention the patrols will come a little after 10pm to make sure each pool is cleared out. She also mentioned how Onsite locked the pools each night with the wire lock. That was totally illegal due to fire codes. This was true even because if people jumped the fence, they still have to be able to easily get out. Since our fences are so short, anyone could get their hands through to a lock box. Bridget asked for anyone that has any ideas— she would love the help with brainstorming!

LeighAnn mentioned we could set the security camera's to put off a siren if they go off. Bridget said there are many people who walk through the pathways and the siren might bother many people.

Debbie said her main concern is the safety of all people in the pool. John mentioned that is the boards main concern too. He said short of changing the entire fence to a 6 foot fence, he isn't sure what else can be done. LeighAnn mentioned many kids in the pool last weekend without any parent supervision. She said it is a swim at your own risk, our signs say it. We can't babysit it all day or all night long. John said if anyone can come up with any solutions, please let us know. He also said the more safety we put in, the more liability we take on.

#3. Set next date and any items for agenda:

Monday April 12, 2021 at 7pm.

Items:

Finish fence discussion

Motion made to adjourn by John. Seconded by LeighAnn. Motion passed.

Meeting adjourned.

Respectfully submitted,

Bridget Friday