

November VW Board of Directors Meeting

Called Meeting to Order 7:03pm by President John McKinney

Members Present in Person: Adrian Gonzalez and John McKinney, Homeowner Terri McKinney and Bridget Friday from Friday Properties

Members Present via zoom: Debbie Wallace, Terry Landry and Stacey Sudoh, Homeowners Rona Cowand, Elenor Williams

Minutes from last monthly board meeting reviewed. Debbie W made motion to approve. 2nd by John McKinney. All approved.

John didn't have president's report.

Manager Report:

Just finishing up Phase 2 walkway project. Painted today. Paint doesn't totally match. Brought back 3 times to get better color. Can either leave it, or paint the entire walkway. The raised the walkway quite a few inches. Had to go all the way to 11th street sidewalk to get drainage correct. Island Rocks will start after concrete cures enough for tractor to go on it. Palm trees were already lifted higher since they had the equipment onsite.

2021 Budget:

Overages of water, gate repairs, grounds/maintenance.

Extra income of \$14,250 from Spectrum for door fee will be used to offset extra costs.

Will pull extra amount needed from reserves to cover rest of year.

Once all costs are in, will try to move money only one time.

Additionally insured:

Appx 65 people have turned in their insurance, she has yet to pay Friday Properties the \$1,500 board offered to pay for extra work, will do so before end of the year.

Christmas Lights and Farley Boat Contest:

The lights and items were purchased. \$600 was spent on lights and will be also reimbursing Gloria Guerra for her purchases for the Farley Boat Items. VW entered the Port A Community lighting competition for charity.

Short Term Rental Rules:

City will be using a new company to monitor STR license. Price went from \$50 every 2 years to \$150 every year. Information signs will be needing to be in each home. City is finalizing sizes and information needed. Bridget will update again when everything is finalized. Changes will be implemented by property management companies.

Community Fee Update:

Issues with collecting from TurnKey. Haven't paid since May. Only have paid once. Sent many emails to multiple different people. Will contact all 4 owners to have them pressure TurnKey. Account has appx \$35,000 since starting to collect in Dec 2020. Discussion went on about if the community fee was in line with other neighborhoods. Bridget asked if anyone wanted to do some research on what other places are doing. She will report back her findings.

2022 Budget:

Operating Budget for 2022 adjusted slightly from 2021 numbers.

Adrian spoke of 2022 IMMEDIATE needs for VW in regards to Long range planning.

1. Gate mechanicals/brain replacement \$65,000
 - a. Gate software will not be supported after Feb 2022, more difficult to get parts.
2. Street overlay \$30,000
 - a. Needs clear coat, done in 2 timeframes, need to look at line items for fixing problem areas by #19, and pooling areas. Price good for 30 days. Roads repair will keep them for appx 3-5 more years.
3. Phase Two Walkway \$20,000
 - a. Project finished, want to keep reserves intact. Include with 2022 special assessment.

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4. Red Fire Lane Striping \$3,000.

a. Can be done at same time as roadwork. Cheaper since company will be onsite. Adrian to confirm price.

John McKinney Motion made to do a one time special assessment to each unit for \$1,204 in January as well as approving the working budget. Adrian seconded. All approved.

10% of operating budget set aside for reserves (last number to get put in).

Adrian will get information to Bridget to send to homeowners in regards to assessment information. She will send out letter towards the end of next week.

Fines were discussed for owners who do not follow through with warnings or ignore maintenance issues on items. Fine will start at \$250 if not completed by due date. 14 days will be given for lawn care issues and longer time frames for larger projects based on ACC/board guidance. If the same fine is repeated in the calendar year the fine goes to \$500, and a 3rd time is \$750.

John Mckinney made a motion to approve. 2nd by Debbie Wallace. All approved.

Next zoom meeting planned for January 25, 2022.

Meeting adjourned at 8:19pm. Happy Thanksgiving!

Respectfully submitted,

Bridget Friday
Friday Properties Management