

January 2022 VW Board of Directors Meeting

Called Meeting to Order 7:02pm by President John McKinney

Members Present: Adrian Gonzalez and John McKinney, Stacey Sudoh, and Debbie Wallace. Homeowners Terri McKinney, Henning and Grace Nielsen, Rona Cowand, Adam English and Victor Rodriguez and Bridget Friday from Friday Properties

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

John didn't have anything for a president's report and moved to the property manager report.

Manager Report:

1. Just finishing up Phase 2 walkway project. Paint already peeling and bubbling, will need to reassess and see what we can do to look uniform with the rest of the walkway.
2. ACC has been very busy looking over the neighborhood to get items corrected before the busy season.
3. Phase 1 pool may have a leak. Crystal Clear pools will be doing a leak test that takes 24 hours to do in the next few weeks.
4. Phase 2 plants will be installed in late feb/early march. There is now 1 HOA palm on phase two walkway that is most likely dead and will need to be removed. It is over by lot 73.
5. Phase 1 exit gates are getting upgraded now. All current gate codes and fobs will transfer to the new system. All new gate items should be completed in the next 2 weeks.
6. Friday Properties replaced the toilet in pool 2, it had cracked.

OLD BUSINESS:

2021 Budget:

Bridget offered to send the entire finished 2021 to homeowners. John made a motion and Stacey 2nd to send to all. All approved.

Road Bid:

Adrian has a bid for resealing. Currently $\frac{3}{4}$ of the crew has COVID so nothing is moving forward at this time. We need to do it before March 1, Bridget or Josh will need to walk the streets with the contractor to show him problem spots.

12/31/21 Deadline:

There were homeowners who did not meet the 12/31 deadline.

Adam from the ACC was able to walk through the neighborhood last week and made notes of who needs to complete certain items.

1. 15 have garage door issues, some have broken lights.
2. All homes have removed the dead plants, but some have not replaced.
3. 3 - 4 units have bare dirt, mostly from removal of oleanders.
4. 3 units with rusty satellites that need to be removed. If currently using, then need to be replaced.

Adam said the board needs to decide what to do about landscaping (rules and regs), need to look at bylaws and make modifications if necessary. John said there needs to be more specific guidelines, including if a plant dies, you need to replace it to keep yards from looking barren. The question was brought up: did Buster have a minimum number of plants per unit to be installed once built?

Bridget mentioned one homeowner has contacted her and they are on a contractor waiting list to be completed. Debbie also said some owners were waiting on supplies.

Bridget said she will cross-reference the current garage door list with the one from last fall. John stated for those still on the list from last fall to receive a fine of \$250. (as per fine structure in last meeting)

There were two homes discussed at length regarding ACC violations.

Both owners will be notified about the list of issues and will need to follow through with corrections and/or repairs approved by Board of Directors.

Bridget will contact Unit 11 and John will contact unit 18.

Community Fees: Turnkey still has not paid since June. 4 units are using Turnkey. Bridget sent a W9 as they requested but has not gotten paid yet. The question was brought up if the homeowners should be responsible to pay the fees if turnkey doesn't. Bridget will again contact TurnKey and try to get some resolution as well as notify homeowners involved.

NEW BUSINESS:

The question of Solar panels was requested by an owner. Most of the board didn't think solar panels were approved in Port A (coastal areas), they have the owner looking into the rules of the county, and if the city/county allows, they should then bring their request back to the board for discussion.

Adrian presented a sample of the Long Term Planning Replacement Fund Analysis. It gave our major projects in the neighborhood, placed them with a cost, as well as how many years they need to be replaced. This gave us a number that should be assessed each year to the homeowners to keep our fund with enough funds to use for the capital improvement projects as needed.

John made a motion to utilize the Long-Range Planning Committee and to have them complete the spreadsheet to use.

Spring Break:

Bridget has security already set up for spring break as well as the extra garbage pickups through summer.

John McKinney made a motion to end the meeting. 2nd by Debbie Wallace. All approved.

Next zoom meeting planned for April 5, 2022.

Meeting adjourned at 8:25pm.

Respectfully submitted,

Bridget Friday
Friday Properties Management