

VillageWalk Annual Homeowners Meeting Minutes

Agenda:

President John McKinney called the meeting to order at 10:04. Introductions were done with everyone. Quorum was verified.

Presidents Report -

Issues finding people to do work needed

Year in review

Reviewed 2020 HOA meeting minutes. John McKinney motion to approve. 2nd by Stacy Sudoh. Motion approved.

Property Manager Report -

1. Current year budget

a. Overages - Feb freeze, insurance, gate repairs, grounds and maintenance (due to lighting upgrade), pool maintenance.

b. Extra income - spectrum door fee of \$14, 250

2. Palm tree trimming to be done in Nov.

3. Landscaping - Updated after freeze

a. Added 750 plants, design change on 11th street (planned by sub group),

b. Lighting enhancement, updated all broken fixtures, repaired or replaced.
changed out all lightbulbs to LED and different wattage/color.

c. Fixed rain sensors

d. Working on phase 2 walkway and the "ponding" issues.

e. High water table in neighborhood. City out twice to check for leaks. Issues with a higher street, collects water in the curb area.

4. Pools

a. Had issues with chlorine availability this year. Added ability to do liquid chlorine or tablets.

b. Phase 1 used more, had more issues during fall.

c. Blowing is now done daily, to keep a cleaner deck.

d. Island Rocks took over pool porter service in August to help Crystal Clear for 10 days during medical leave. Crystal Clear didn't want work back.

5. Security \$9,557 so far spent.

a. Non-contract. Alliance Patrol \$20 per round. Adjusted schedule many times to fit our needs. They did rounding as we indicated. Summer high season was 4x/day. With full on site from 10pm-11pm. Lots of compliments from owners.

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b. Ideas brought forth of keeping gates open during high times, having security around at check-in times.

6. Towing - found out we can't get anyone to tow trailers or trucks after hours. Also need more signage if we want them to tow. The "gated community" isn't enough to have things towed.

7. Gates

- a. Over budget for gate repairs. Need to look at a new system. Gates past life expectancy by many years.
- b. Gate system is sunsetting and will not be supported after Feb 2022.
- c. Main gates are at full adjustment and will need to be looked at.
- d. Ideas brought up to help conserve gates:

8. Vendors:

Island Rocks - grounds and building maintenance, pool porter service
Crystal Clear Pools - Pool maintenance 2x/week in off season 3x/week high time
CSR Electric - Lighting
ERI Gates - Gate Repairs

9. Streets -

- a. In good shape, but aesthetics are not good at all.
- b. Lots of extra rocks need constant sweeping/blowing.
- c. Difficult to keep streets clean.

10. Weeds and yards -

- a. December 31, 2021 deadline to replace all dead plants from Feb freeze
- b. Island Rocks gave bids to anyone needing to replace Palms for better prices - rented lift for a month.

11. Insurance/Liability:

a. Terry went over the need for an insurance certificate and adding the HOA as an additional insured on each homeowner policy.

12. Committees - Introduction of members and broad scope of functions.

- a. Long Range Committee - Adrian G, Lori H, Michael M
 - 1. 3-5 year capital plan for large items (gates, streets, lighting, drainage)
- b. ACC - Adam E, Victor R, Allen B
 - 1. Keep property values up
 - 2. Deadline of 10/31 for garage door repair/replacements
 - 3. Color palate

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4. Exit inspections
5. If not in compliance, bring to the attention of the board.

c. Community Fee - Eleanor W, Laurel S
\$31,000 as of 10/1/21. Started collecting in Dec 2020.

1. Possible ideas for money use:
 - boardwalk to beach
 - exercise stations
 - grass area for pets
 - hot tub
 - paint fences with murals
 - food trucks in summer

13. Future thoughts: Survey to owners regarding community fee funds and Long range ideas.

14. Election - Debbie Wallace and Adrian Gonzalez running for 2 open board seats. John McKinney made a motion to vote by voice instead of paper ballots, Josh Friday 2nd. All approved. Voting completed with Debbie and Adrian being elected to Board of Directors for 2 year terms.

15. Meeting 2022. - Saturday October 22, 2022.

Respectfully submitted,

Bridget Friday
VillageWalk CHOA Manager