

December 5, 2022 VW Board of Directors Meeting

Called Meeting to Order 7:37 pm by President John McKinney

Members Present: Adrian Gonzalez and John McKinney, Madelon Highsmith, Victor Rodriguez, Brent Kettle. Homeowner Stacy Sudoh and Bridget Friday from Friday Properties.

Minutes from the last monthly board meeting were reviewed. John M made a motion to approve the minutes. Adrian G seconded. All approved.

President Report:

John has not been in Port A for quite some time but has been in constant contact with Bridget and has been apprised of anything that has come up.

Manager Report: Neighborhood has been very busy this month. Wrapping up all of the palm tree trimming in the next week, Christmas lights have been put up along 11th street and along the entryway. VW has entered into the Port A Farley Boat Contest, (you can vote online or in person). We also are wrapping up getting all of the firelane repainted. The weather hasn't been very cooperative, and it has taken longer than anticipated. We are also still sending out weed letters to those that need reminders. We have only a couple repeat offenders.

Financials went over for Oct and November 2022.

OLD BUSINESS:

- a. Pool furniture: Bridget would like to order from the local company Oh My! In Rockport. They will assemble and deliver all of the furniture. There is a limited commercial warranty for these items. She plans to do a variety of colors.

Currently there is:12 lounges from each side, 8 chairs and some side tables. She proposed to do 15 loungers and 12 chairs at each pool.

Discussion noted that pool 1 is smaller than pool 2 and the 12 lounges there is enough. It was also decided that we will do 1 octagon picnic table for each area instead of 2 regular picnic tables. Bridget stated that she understands they are a bit more expensive than if we went through Wayfair, but the quality, service and guarantee far outweighs the price difference. Adrian stated we should also purchase the matching chairs in addition to the lounges as they will look very faded and make the pool area not look as new. Bridget stated she will also add chairs to the order for each pool.

- b. LRPC: There were no further updates for the LRPC - their recommendation remains the same: to utilize the current funds to get new pool furniture and give each of the pool houses a renovation.

NEW BUSINESS:

- a. 2023 budgeting: The budget was gone through and looked at ways to improve. There was an idea of re quoting insurance - although John said they won't requote until closer to renewal. John made a motion to approve 2023 budget as written. Madelon 2nd. All approved.
- b. Owner Assessments: There was discussion on how to move forward with improving our reserve funds for the LRPC needs. There seems to be a few areas of the documents that may need to be reviewed by an attorney to see what can be done without lien holder approval. The board does not want to do anything that is outside of their boundaries. Motion made by Adrian to spend up to \$2,000 to seek legal counsel on options for assessments or collection for reserve funding. Brent K 2nd. All approved.
- c. Community Fee: we currently have appx \$63,000 in community fee savings account. Victor stated he would like to see an increase in the base fee and move towards a bedroom count fee. Discussion on the following: \$25 base fee for 3 bedrooms and \$5 each additional bedroom up to max of \$40 per booking. Brent made a motion to approve and Adrian 2nd. All approved.
- d. Exit and ACC Reports: Victor would like to remind owners that they need to request ACC approval BEFORE starting a project. We have had quite a few owners that haven't gotten the correct approval before starting the project.

It was discussed that Bridget would send an email reminding owners about needing ACC approval if they “need to use a hammer or a shovel”. Also Friday Properties will let the board know of any new construction or landscaping that If Bridget hasn’t been notified of it previously a fine will be rendered. The board discussed the amount of the fine and \$250 was decided upon by Madelon making a motion to approve, and Victor 2nd. All approved. Victor also reminded the board that the exit inspection is a way to get any home in VW that is being sold, up to exterior standards. He said it would be great to get some feedback from the board on other items that should be looked at prior to the sale. Victor also stated it would be great to have an independent 3rd party look at the homes. Bridget stated she tried to call a couple inspectors, but never received any response. She called and emailed an inspector one of our current homeowners used as well as one she found online.

- e. Appointing of new board member: It was noted that after the Homeowner HOA meeting in October that Stacy Sudoh should have ran again for the board. She wanted to do so. John McKinney had said he would stay on again since there hadn’t been enough interest to fill all spots. John McKinney stated he would be resigning due to multiple things going on in his life in work and home building, and he would ask that Stacy Sudoh replace him on the board for the remainder of his 1 year term. Adrian made a motion to approve, John 2nd. Motion approved.
- f. President: John McKinney stated we needed to decide on some of the positions of the board tonight. John said he would think that either Adrian or Brent would make a great president due to the time they have spent looking over the assessments and budgets. The current board voted Adrian Gonzalez to be President and Brent Kettle VP.

Next meeting is set for February 1, 2023 at 7:30 pm.

Adrian Gonzalez made a motion to adjourn the meeting at 9:15pm. Madelon Highsmith 2nd. Meeting adjourned

Respectfully submitted,
Bridget Friday VillageWalk CHOA Manager