

VillageWalk Annual Homeowners Meeting Minutes

Agenda:

President John McKinney called the meeting to order at 11:01. Introductions were done with everyone. Quorum was verified. John stated this looks like one of our biggest turnouts for owners attending. Multiple Owners were also present via google meets.

Presidents Report -

Year in review, John stated he thought this is the best that VW has ever looked and is so thrilled with all of the updates and upcoming changes.

Reviewed 2021 HOA meeting minutes. John McKinney made a motion to approve. 2nd by Terry Landry. Motion approved.

Property Manager Report -

1. Current year budget
 - a. Overages - office expenses (zoom, change to google), insurance, garbage, water, pool maintenance.
 - b. Extra income- fines

2. Palm tree trimming to be done in December.

3. Landscaping - phase 2 walkway repair was completed and landscaping finalized on that end of phase 2. Also added 2 tons of rocks, we could use more. 150 plants were added this year. Have added a monthly flower budget for 2023. We also updated lights when they break, and then move some to the back of trees so they dont keep getting hit. VW also participated in the Farley Boat Contest last year and plans to do it again this year. We also put up numerous Christmas lights on some of the main palm trees. Island Rocks donated their time to use the bucket truck and their crew. Dog stations are also being fixed by Island Rocks and will be returned this week.
4. Pools
 - a. Had issues with chlorine availability this year. Added ability to do liquid chlorine or tablets. Surcharge for chlorine.
 - b. They have very high year round use due to the ability to heat and cool.

5. Security
 - 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. Looks like low in budget, but haven't been billed for last several months yet.

7. Gates

Saturday, October 22, 2022

a. Broke last night - hope to get repaired this week. Talk about putting cameras out by the entry and exit gates as well as by dumpsters. Cons were cameras might not get license plates and would police even press charges? Most gate issues come from renters.

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 - Roads were redone in April. Used street sweeper this week. Planning to add quarterly at a price of \$875 each time. Will keep roads nicer longer.

10. Weeds and yards -

a. same few yards, fines have been applied when needed. Appx 70 homes are under weed contracts.

11. Insurance/Liability:

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

12. Trash - Bridget got an email from a neighbor wondering if there was anything we could do regarding the dumpsters on phase 1. Options were to empty 4x week with a much higher cost. Can't be moved and can't put a top on it. Issues are also the trash drivers are not able to get out of their vehicles anymore to move trash. So it gets left on the ground if people do not put it in bins. Friday Properties or Island Rocks tries to watch for trucks to come in and will reload bags onced dumped if necessary. There have also been issues with on time/correct day pick up. Bridget has asked multiple times for morning pick up (before 11am on Mondays). Republic is having a shortage of workers and it has been difficult to keep the same schedule.

13. Community Fee Update:

There is over \$60,400 in the community fee savings account from the past two years. This has income through August with the \$20 booking fee.

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

a. Long Range Committee - Adrian G, Lori H, Michael M

1. Adrian went over the LRPC and gave a presentation on our assets and the replacement plan for them. The LRPC also is recommending that part of the community fund be used to update our pool furniture, picnic tables, and update both bathrooms.

Our general capital reserves are at appx \$100,000. We put 10% of our budget annually into our reserves. We need a plan to pay for our upkeep of all of our assets. The main question is do we want to plan accordingly or pay as needed? Board can only increase the budget by 24% each year, which isn't enough to cover. Adrian went over all ways to pay for items and how it can be done using various ways. (please see attachment at the end of the minutes)

Saturday, October 22, 2022

b. ACC - Victor went over a brief description of what the ACC does.

1. Review ACC requests (if you need a hammer or a shovel, you need to ask the ACC)
2. Exit Inspections - need a resale certificate to sell. Looking to see if private 3rd party inspectors would do.

Victor also reminded people to notify their neighbors if you are going to be doing any exterior work that might need to use their yard.

Looking for 2 new members. (Victor is gone to board) Gloria Guerra stated she would be interested in the position. The board asked for one more member and Henning Nielsen said he would do it. The board appointed Gloria and Henning to the ACC unanimously.

14. Election - Debbie Wallace has resigned a year early. We have 3 running for 3 open board seats, plus a single year left to replace Debbie. Brent Kettle, Madelon Highsmith and Victor Rodriguez all have expressed interest in running. They were introduced and said a few words about themselves and why they are running. Bridget Friday made a motion to vote by voice instead of paper ballots, Terry Landry 2nd. All approved. Voting completed with Victor, Madelon and Brent being elected to the Board of Directors for 2 year terms. The board also voted unanimously to appoint [John McKinney](#) to finish out Debbie Wallace's remaining term of 1 year.

15. 2023 Budget –

Bridget is currently working on and the board will review and amend/approve it at their next meeting. Some new line items: Flower budget, street sweeping, electrical.

15. Terry Landry made a motion to approve the next meeting date in 2023. Stacy Sudoh 2nd. Motion carried. Next Meeting Saturday October 21, 2023.

[John McKinney](#) adjourned the meeting at 12:48pm.

Respectfully submitted,

Bridget Friday
VillageWalk CHOA Manager