

01/06/2022

The first meeting of the Villa Committee.

Present are members Mark Andrus, Deborah Niesluchowski, Brian Devitt, Dave Trepina, and Milton Rosa. Also present is HOA board member Richard Coakley and Castle management leader Carl.

Prior to the meeting, Rich had sent out items he thinks should be addressed immediately:

- Villa insurance policy
- Painting of the villa exteriors
- Power washing schedule of roofs and back lanais

Insurance. The insurance needs to be renewed this summer. Prior to renewal, appraisals need to be completed on the units. Rich is working on getting a count of the unit configurations for the appraisals to be done. Questions were raised about what is covered and what is the home owners' responsibility. Joe Thompson of Gulf Shore Insurance (239-435-7140) is the agent that has been working with Marina Bay. Committee consensus is that Joe be invited to meet with the committee to clarify and answer questions as we move toward a recommendation. A bulletin list will then be established and be available online for villa owners.

Villa Painting. Five Waters is set to have exterior painting done this year as it is the older section. LPP will be in rotation in 3 years. Many questions were raised when reviewing the proposals.

1. Roof walking. What is the policy regarding the painters on the roofs and who is responsible for damage?
2. There is an 18-inch clearance required for all landscaping next to the structure. How will this be handled?
3. The proposal stipulates those cracks larger than 1/16<sup>th</sup> will not be included in prep work. Who is responsible for this?
4. The need to prepare for resistance in painting the lanais by some homeowners was discussed.
5. What if homeowners wanted a change in exterior color?

Rich would like to have the committee's recommendation by the February HOA meeting. Carl can contact Cassie at Elias and clarify these questions or facilitate a meeting with her for the committee. The group consensus on sub item 4 is the community is master planned and the outside aesthetics are important to the look and value of the community. Sub item 5 is a matter of finance and time. All units will be painted the same color to avoid extra costs in multiple coats required to cover underlying color and the time required to submit and decide on a color group in which to choose from. Rich also explained that the money currently in the budget will cover the cost. The new budget and future budgets will add \$90,000/year to that budget so there will be enough money to cover the next painting cycles.

Villa Power Washing. The power washing has commenced with front areas being done. Concerns for the next phase:

1. A more concrete schedule needs to be provided.
2. Paying one half the cost up front. Currently Bill Marks, the power washing contractor, has collected money and is not available to answer or update scheduling leaving many owners frustrated. There is a work factor needed by the villa owners to prepare their lanais for the washing and to do so, there need to be a more concrete timeline.

Carl will continue to get in touch with the contractor and provide the dates.

Action Items.

The committee has decided that the chair will be Mark Andrus. Mark will be the one to relay committee concerns to Carl and Rich/HOA board to eliminate confusion and duplication of requests.

The committee has decided that Deborah Niesluchowski will be the secretary and keep a record of the meetings or provide written communication.

A sub tab will be set up by Brian Devitt in coordination with Carl on the Castle Group website. Important information will be available to villa owners in a single place. Once established, the power washing schedule can be posted, a checklist of owner responsibilities in regards to maintenance, and other important villa related information.

Dave Trepina has volunteered to work with Rich in getting the appraisals set up.

The committee as a whole would like to set up a meeting with the insurance agent and have a new policy set up by April 2022.

The committee as a whole still have questions regarding the process of painting the units. Carl has our questions and will reach out for answers or set up a meeting with the painters.

The next meeting will be **Wednesday January 12 at 6 pm**. Continue to discuss painting and begin a list of important items to be posted for the villa owners.