

Villa Committee Meeting 01/12/2022

Members Present: Mark Andrus, Deborah Niesluchowski, Brian Devitt, Dave Trepino, and Milton Rosa

The minutes for 01/06/2022: Motion to accept by Milton Rosa, second by Dave Trepino. Approved as written.

Old Business:

Agenda item a; Power washing

Power washing schedule for Five Waters has begun and the schedule has been e-mailed by Castle Group. LPP schedule to follow. Committee recommendations are that the next cycle of power washing should be ordered in a top to bottom fashion so that dirt and product used on the roofs gets ultimately power washed off the brick pavers. The committee recommends that the next year's schedule be secured after this cycle is finished and it should commence after January 6, 2023, to avoid scheduling conflicts with the contractor and avoid disruptions during the holiday season.

Agenda item b; Villa Painting—Report by Dave Trepino

Dave spoke with Cassie Williams from Elias. Garage doors should be opened shortly after painting to prevent sealing or opened manually to prevent opener breakage. They do their best around landscaping. Elias will inspect roof portions they may step on prior to painting. There was discussion on peeling vs loose paint. It was suggested that Ms Williams be invited to inspect several homes to examine the doors for a better picture of the work that will need to be required and the resulting cost. Elias stated that it was \$10/LF to fix larger cracks. We are still unclear who would be financially responsible for this. Lastly, there was confusion on the cost as quoted. This committee feels the \$3800/unit is per address not building. This would be a cost of \$403, 200 for the 112 addresses that need to be done. If quote is unit=building, then the total cost will be 201, 600. This is an issue to clarify before moving forward because there will not be enough money if unit=address.

Action Items: Dave will continue to work with Cassie to clarify issues raised.

A list will be compiled and posted to the website under our new villa tab informing all homeowners what to expect or what they need to do prior to painting.

Debbie will contact Juniper at the commencement of painting to have the water scheduled altered so that the sprinklers do not go off on newly painted villas.

This item is tabled until further research is done.

Agenda item c; Villa insurance.

Rich Coakley would like to wait until appraisals are in to discuss insurance. This committee agrees that it would be prudent to set up an informational meeting with the insurance agent soon to understand Group insurance, what does the HOA pay for etc.

Action Item: Mark will reach out to insurance agent and see if he is available the last week of January to meet.

Agenda item d; Brian is working with Carl to get a villa owners section set up. We would like it to be two-way if possible, as a source of important information as well as a place that owners can ask questions to the committee.

New Business:

I Owner notices. Some of the things that will be added to the Villa tab will include a checklist for painting procedures, Termite and bug treatment, and landscaping schedules such as pruning, tree maintenance and mulch. Debbie can prepare list and forward them to Brian. Since many owners may not be aware of the bug spraying, Debbie will also include a description of what is covered.

II There was a suggestion that owners leave their coach lights on to increase street lighting and safety in our community. This will be added as a suggestion to the villa page.

III Water treatment. There was discussion in looking into water treatments for the lakes in our community. Some residents are complaining of smell. There are options in treatments, but this may not be just a villa issue. Something to visit in the future.

Next meeting is set for Wed Jan 19 at 6 pm