

Villa Committee minutes Feb. 9, 2022

Present at this meeting are Mark, Deborah, Milton, and Brian.

Motion to accept the minutes by Brian, second by Milton. Approved

Power washing has begun on LLP. There are some patchy areas noted on the roofs on FWC that will have to be addressed before they are finished.

Per report submitted by Dave, the painting of the doors will be fine per Cassie. All painting will be done by rolling, no spraying. The paint should last 7 years. There is still the question posed to the HOA board on who is responsible for paying for the crack repair over the allotted width.

Brian reports that the website is moving along. He is checking on the final deadline for being up and will work on the semantics of who and when stuff will be posted. There will be a training period before the new lifestyle director will be able to manage site.

A checklist was submitted by Deborah to the group for pest and termite control. It is done every other month and the next application will be in March.

The next cycle of power washing and mulch application should be timed the committee feels so there is minimal disruption in the process.

The board has not made a decision to the committee regarding who is responsible for lake maintenance. Since the lakes are shared by homes and villas, there should be a MB committee to discuss these issues.

Insurance was approved by all recommendation from the last meeting. The 'documents' that need addressing is still unclear to this group and why they would need a lawyer to change them. Looking for clarification.

New Business.

There is some concern over storage in villa driveways of tarped vehicles and RV's or similar vehicles. Looking for the rules on this matter.

There is concern over villas being used as rental property. The rule is a month minimum rental. It is apparent that some villas are using shorter timeframes and are not submitting proper paperwork. It is felt that rentals disturb the residents with lack of knowledge of rules and contribute to the vandalism incurred by all residents. Looking into options to identify the violators.

The gate entrance still poses a danger when both gates are up at the same time. An interceptor was purchased by the board to not allow the guest gate to go up when the resident gate is active. The danger is posed when the guest gate is up and the cars getting a 'running start' and may reach the road at the same time as a resident who has minimal time to pass through the opening. The committee recommends that the board address this.

Meeting was adjourned. Next meeting will be Wed. 2/16/2022