

May 2022 Villa Meeting

Members present: Mark, Deborah, and Milt (in person)

Rich, Moe and Brian (via phone or zoom)

Motion to approve the last minutes by Milt, second by Mark. Minutes approved.

Old Business:

Painting: There has been some requests about garage door color for the upcoming painting cycle. At this time there will be no changes in color approved. All villa garage doors are pre-painted in dark brown. Rich also cites there are many other factors involved including cost issues. Mark suggested that reflective paints be researched for future paint sessions to improve endurance from the sun.

Villa maintenance. General consensus of this committee is maintenance and repair of the outside of the villas should be budgeted as they are a obligation.

Lakes: There is a build up in some lakes of the cut grasses, spatterdock and general health of the lakes. Brian will reach out to Carl for the report he gets from the Lake maintenance company.

E-mail: An e-mail group was set up by Brian. E-mail sent to the villa committee will be sent to all members listed in the group automatically. Brian will send out instructions again to ensure all committee members and Rich are receiving e-mails.

Insurance: There was some discussion about switching policy types to HO3 to address current occlusions in the group policy. Pro, cons and viability of this will be further researched. Rich also addressed foreclosures within the community in respect to delinquent fees not repaid to association.

Landscaping: Deborah reached out to the committee. They explained they are current reviewing all the documents and identifying holes or gray areas to address to standardize the inconsistencies. They stated many 'violations' were ignored by GL. Brian added his friend felt the group was a bit overwhelmed with the task at the moment. The landscape committee also stated that they are considering a survey to the community when addressing the gray areas.

New Business:

Open meeting? After the informational meeting, some homeowners inquired about be able to sit in on villa meetings. Our general agreement is that these meetings remained closed but offer a town hall type meeting yearly or as needed to keep homeowners informed. Our agenda will remain open to questions via the e-mail for all villa owners' concerns.

Bug control: Termite control is currently not being offered by anyone. Bugs R Us is exploring costs related to adding termite base stations to their current program.

The next meeting will be via zoom on June 1 at 10 am. Brian will send out the meeting invites.