

June 22, 2022 Minutes for Villa Committee

Committee meeting was held via zoom, present were Deborah, Moe, Brian, and Mark. Rich was not available to attend, and Milt has resigned.

Motion to approve the minutes was made by Brian, second by Mark. Minutes approved.

Website: Brian informed the group that because he is not a Castle employee, he cannot gain administrative privileges to maintain villa tab. Therefore, he will continue to work with Amber to keep the site updated.

Painting: There will be no color changes to garage doors at this time. Painting is scheduled for Five Waters in late July.

Termite control: Continued discussion on applying termite control around villas. There have been no reports of termites yet. Per previous meeting, Rich stated the board feels it is their responsibility to maintain termite control. Hullett has provided their figures. Moe has brought up a new option of an eco-friendly rod insertion that is significantly cheaper. The committee recommends tabling termite control for lack of funds and discovery of a possible cheaper option available. Moe will continue to research and give report back to committee.

Bugs R Us: Verification of the outdoor spraying schedule is requested. It was last recorded as Mar, May, July, Sept, Nov then Jan 2023. Debbie will check with office for updates.

Insurance: Many concerns were brought up with the ongoing insurance dilemma. Currently a grey area exists where GL did not include doors, windows and A/C units in group "walls out" insurance. Most villa owners may have an HO6 policy which is strictly walls in and does not include doors, windows, and A/C units. Per the insurance provider, a change in HOA documents would need to occur to address this. Initial research shows that the villas are listed as single-family homes with city records. It would be possible to have villas owners switch to HO3 policies to cover this gap. Other communities have done this. Concerns:

- How will contract work be affected? Larger companies may have an advantage over smaller ones at the speed of resources and completion of work. Larger companies will also have to go through a bid process which may take time. In the event of a natural disaster, smaller companies may be quicker than larger companies for smaller single jobs.
- Will money previously collected for insurance premiums be refunded? Monies collected for specific designation cannot be transferred to a general account.
- Can a group discount be applied to HO3's if enough owners sign with that company?
- How well will different companies work together if a roof repair affects wall mates?

Fact finding should continue, and an owner meeting should be scheduled in the fall to present options to the community.

Lakes: It is unsure if and when the lakes will be sprayed again. The water levels are quite high. There is also concern over build up in the lakes of debris which causes a stench.

Power washing: Elias has not returned calls yet regarding adding power washing of driveways while they paint. A reminder that a power washing scheduled was discussed earlier this year

See Jan 12, 2022; 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.

This also has the benefit of having most owners in the community at this time. The committee recommends its previous decision. This decision will also not wash away newly laid mulch.

New Business

Milt has resigned as some personal issues will take up too much time to dedicate any time to this committee. Rich would prefer a new member be selected from FWC as 3 already are from LPP. He supplied 2 names from the previous group of applicants to Mark for consideration. Although Moe joined the committee more informally, the committee feels a formal interview should take place. Brian will set up a zoom meeting for the interviews.

Public inquiry: A request was received about dryer vent cleaning. The homeowner felt it was the HOA responsibility to have vents cleaned. Group discussion concluded that this is an individual's responsibility to maintain their homes. The dryers are 'walls in' although they vent to the outside. As a safety issue, a recommendation may be added to the website as a reminder to have them cleaned as it is recommended to leave coach lights on for added light safety. If owners are interested, perhaps a group rate can be obtained.

Violations: The committee recommends that the board be more proactive in enforcing violations. A recent spring violation has not been followed up on and this homeowner has compounded with more violations.

Coach lights: A reminder will be added to the website, 'all changes to exterior **must** have prior approval from the board or its designated committee.' A change in coach lights is no exception. Should GL provided coach lights need replacement due to age and/or weathering, it should be the boards responsibility. Damage caused by misuse of homeowner and bulb replacement is the homeowners responsibility.

Transparency: An advisory will be added to the website that this committee is consultative only and advocates for the good of all villa owners. This group does not make policy or enforce rules. We are open to any inquiries submitted through the group email. Currently, we are not publishing our minutes as we are strictly advisory. Discussion occurred to have an open forum occasionally, when needed, to answer concerns.

Mark submitted a 3 week schedule for meetings till the end of the year.

July 13	Aug 8	Aug 24	Sept 14
Oct 5	Oct 26	Nov 16	Dec 12
Dec 28	Jan 4	All times are 10 am	

Since this meeting July 13 was changed to July 20.

