

December 21 Villa Minutes

Meeting was conducted via zoom and all members present.

Motion made to accept the minutes by Brian, second by Mark. Motion passed.

Open meetings: A review of committees was done by the board and a list of committees, their mission, and a contract was developed and sent out through Castle management. It is unclear if current members must sign contracts or if this will be implemented going forward. No one has been contacted yet to sign anything. Current committee members will remain. The villa committee is in consensus that all zoom meeting costs shall be absorbed by the HOA and conducted through the management office. Zoom meetings are a cost by minutes used platform.

Power washing: This is set to begin the last week of January by Bill Marks. There needs to be a schedule determined and posted. Enough time must be given so residents can remove items or to refuse this service. Refusing service does not refund any money to the homeowners. Castle management has yet to forward the standard bid sheet to look for companies to submit bids for the next round especially if roof algae/cide becomes a viable option. Research is still ongoing.

Lan cleanup: A meeting was conducted 12/20 and Juniper was not in attendance to answer questions. Some of the street lamps are owned by the city and per management, they have not determined a repair timeframe yet. There was also no response from management in regards to a homeowner inquiry received through the villa group email. The homeowner has damaged landscaping in a shared area on the property line.

Resident Services: All about Lint is scheduled Marina Bay for the Jan 31 to Feb 3. It is open to all MB residents, and it is their responsibility to call and schedule/pay for the service. Questions were asked regarding Salazar sweep services. They will perform sweep services to residents who call and request this. Both notices are set to be included in an upcoming e-mail update by Castle management.

Insurance. Still researching this option for viability. Having a January meeting is remote and looking toward April 2024 for the first possible date of change.

Town Hall. The villa committee is looking to attach a town hall style Q&A for villa residents and attach it to the monthly board meeting. The next meeting will be Jan 11 and the villa committee will meet that morning. We determined there will be the same 3 minute limit and the speaker will have only one per subject.

Villa damage: there has been no response to the roof flange damage sustained by a villa owner this year.

Painting on FWC: All issues should have been resolved except for any seasonal residents who have yet returned to inspect their homes.

Capital Charges: The HOA is looking into implementing capital charges on the sale of homes. This added money would be used to supplement the reserve fund. If approved by the board it would have to go for a vote for Rules & Reg change approval.

Next meeting will be Jan 11 at 10 am in person. 5 pm that evening should be a zoom meeting for villa residents to precede the board meeting. Going forward the committee shall meet on the first wed of each month so issues or recommendations can be relayed to the board prior to their 2nd wed/month meetings.