

VILLA COMMITTEE MEETING MINUTES 11-01-23

I. Call to Order - Mark called Meeting to order at 10:01am

II. Roll Call - Lee, Marv, Brian, Mark, Moe, Denise Present

Rich Coakley -HOA Director present

III. Approval of September Meeting Minutes - Marv made motion to Approve, Denise seconded.

September Meeting Minutes approved; No Meeting held in October

IV. Old Business

A. Villa Owner Contact Information

1. Survey will resume in Oct/Nov when people return
2. Current count of Villas for sale; 3 on LLP, 1 contingent; 4 on FWC
3. Encourage Villa Owners to talk with current neighbors or new neighbors to sign up for e-voting and email notification
4. Continue to promote Villa Website and email

B. Power Washing - Completed

1. Mixed reviews - Majority seemed pleased with work, a few owners not happy with job done
Could be issue of some crews doing better work than other crews
2. Mark to discuss this and pricing for next power washing cycle with Magic Bubbles Owner in upcoming weeks
4. Roof Washing w/Drones - Moe in contact with a few companies, Meetings upcoming in a few weeks

C. HO3 vs HO6 Insurance -

1. Committee will continue to develop pros and cons list for January Town Hall
2. Brian brought up "Hybrid Option" which would credit villa owners with HO3 policy from HOA quarterly dues assessed for the HO6 Policy
3. Town Hall Meeting in January to focus on insurance, Denise recommended having an insurance Agent who deals with HO3 policies be at meeting to explain how HO3 would work
4. Discussion was held on Villa voting requirement percentages needed to make any change on insurance

V. New Business

A. Budget Session for 2024 budget to discuss

1. Roof Washing - Villa Reserve Budget item, next scheduled for late 2024, to be discussed further
2. Mulching - Concern on number of bags per Unit, 50/Unit per year. Heavy course in fall, lighter application in spring
3. Insurance - HO6 possible increase in 2024
4. Landscaping - Juniper in second year of three year contract, however can be terminated by HOA Board at any time
5. Brian to post Rich Coakley's Villa Budget summary on the Villa Website

B. Upcoming HOA Board election - Encourage villa owners to vote for Villa representation on Board

Rich Coakley currently on Board, Danielle Baker only other Villa owner running for seat

C. Meeting Dates - 12/6; Meeting date may be changed due to room availability

January meeting to be town hall held at night

VI. Villa Owners Questions or Comments - 10 Owners present at meeting, 8 on Zoom

A. It was asked for Committee to further research drone roof washing to prevent roof damage from people walking on roof

B. Asked to consider reserves be used only for emergency issues

VII. Marv Motioned for adjournment, Brian seconded - Meeting adjourned at 11:12am.