

VILLA COMMITTEE MEETING MINUTES

6/5/25

I. **Call To Order** - Marv called Meeting to order at 10:00AM

II. **Roll Call** - Marv, Lee, Denise, Michael Present, Brian and Moe via Zoom
Others Present - 4 Members on Zoom and 5 Residents present

May Meeting Minutes - Denise motioned to approve, Michael Second, Committee approved

III. **New Business:**

- A. Met with Debbie Frankel, who was interested in joining the Villa Committee. Lee moved that Debbie's name be submitted to HOA Board for her to become a member of the Villa Committee. Marv seconded the motion, Committee all voted yes. Will submit Debbie Frankel's name to HOA Board for approval at next HOA Board Meeting
- B. Solar Panels - Discussion to find out if there is a waiver of some sorts to protect roof neighbor from paying deductible if there is a catastrophic incident on solar panel side, whereas the Solar panel is main cause of any damage. Property Manager and Insurance Carrier need to discuss and advise the Committee
- C. HOA Board Meeting of 5/29 - Danielle Baker is to be Villa Committee Liaison to the Board

IV. **Old Business:**

- A. Termite Traps - Cheney currently still installing on LPP. The plan is to monitor each trap on Quarterly basis. Once complete with initial install, will go back and address any deficiencies
- B. Roof Scanning - Marv has contact who will be here in summer to have drone check some roofs for any cracks. This is to give a sampling of Villa Roofs for further discussion
- C. Painting of Villas - No word from Finance Committee if RFP has been sent out for Jan/Feb 2026 Painting
- D. Lake Fountain - Motor has been ordered, no word as to when it arrives to be installed. All New tubing, anchors and New Motor will be installed at that time. Apparent total Rebuild Cost of \$23K

V. **Open Discussion:**

- A. Resident brought up issue of Villa Surplus, what is going to happen to this money. It is just sitting there. Concern about statements being behind a few months and correct.
- B. Committee has concerns about power washing and painting as to when it will be done. Marv to talk to Property Manager to express these concerns to the Board
- C. Denise gave a recap of Juniper's Town Hall of 6/4. Very favorable. Juniper had 4 Senior Managers present. Website very user friendly. ALL plantings to be trimmed, NO trimming of palm trees over 12' high. Customer Care Manager - Amber Irizarry will take questions, she will research and answer same day or the next day usually within 24 hours. Current Contract is \$916,000.00. Juniper will replace irrigation controllers at no cost to Marina Bay. (\$30K)

VI **Next Meeting:** 7/3/25, 10 AM Room TBD (Probably Community Room)

VII. **Meeting adjourned** at 11:09 AM; Marv moved to adjourn, Lee seconded, Meeting adjourned