

**MARINA VILLAS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MAY 13, 2022**

**Present:** John Brubacher, Bob and Susan Dougherty, Patty Muehling, Steve Rosenberg, and Leslie Ring (by phone)

**FPM:** Diane Lee, Geig Lee

**Guest Presentation: Sanford Ware of USI Insurance Services:**

S. Ware reviewed the current policy and discussed the increased premium which is due to increased building values and increased construction cost. The Insurance company will defend Marina Villas and pay claims if warranted. Visitors, guests, tenants are 3<sup>rd</sup> party and not insured.

If owners are renting out their units, a landlord policy is needed. Increased rentals can cause insurance premium to increase.

The Board asked that S. Ware have a risk assessment performed for safety.

**Maintenance: Punchlist Update and Priorities:**

G. Lee stated gable work is needed on several units located on Cove View Court.

**Dryer Vents:**

116 and 118 E. Blue Heron will be completed next.

**Chimney Schedule:**

142 E. Blue Heron is next on the list. 342 and 344 E. Blue Heron have been inspected and have visible rotten spots.

**Landscape:**

G. Lee will follow up on irrigation.

**Rental Management:**

10 Units are in the rental program currently. The Board discussed a possible cap on number of allowed rentals.

The Board discussed several issues with rental units such as noise levels affecting the bottom units. G. Lee suggested future renovations require sound deadening materials. White noise and area rugs could help mask the noise as well.

**Date for next meeting:** June 21, 2022

**Meeting Adjourned.**