

**MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 11, 2015**

PRESENT:

Darryl Benamati, Pat Williams, Susan and Bob Dougherty and Ned Lovell (MVBOD)
Geig Lee and Diane Lee (FPM)

GUEST:

Jason Collins (Director of Utilities)
Dave Hughes (Hughes Utilities)

CALL TO ORDER:

D. Benamati called the meeting to order.

J. Collins discussed the new water lines being installed next week. He stated the gravel ditch will remain open until taps are made and then it will be patched. KKPOA has agreed to overlay the whole parking area.

D. Hughes then explained the process to the Board. He explained that it will be a process and a messy job but Marina Villas will be in a good position with the new water lines. Work should begin at the end of next week however, weather may affect the schedule.

D. Benamati and G. Lee discussed more trees may need to come down before paving begins.

MINUTES:

S. Dougherty made a motion to accept the minutes from July 10, 2015 as written. D. Benamati seconded this motion.

FINANCIAL REPORT:

B. Dougherty reported the budget is in good shape.

WORK ORDERS:

G. Lee discussed open work orders that are ongoing as well as repairs that have been completed. He stated Units 315/317 and 132 had some flashing and rot issues. D. Benamati mentioned chimney issues as well.

Open work orders include:

Unit 207- inspect for rotten deck boards

Rotten deck boards on bridges

Painting needed at several places, G. Lee would like to schedule this when a full day's work is needed.

B. Dougherty mentioned a problem with paint touch ups blistering on the doors of Unit 104 and 323.

Nail pop repairs and gutter cleanings are scheduled. 6 inch gutter upgrades are still to come.

G. Lee discussed the inspection report for Unit 354. This inspection will require going under the building. A repair is also needed on the roof due to a piece of sheathing pulling loose. This unit is closing on September 25, 2015 so the new owner will need to be notified.

G. Lee recommended building and replacing the last 13 bridge lights, after discussion the Board agreed that this should be done.

OLD BUSINESS:

Landscaping: D. Benamati mentioned the irrigation repairs that are needed. G. Lee will have someone evaluate the problems and make sure it gets repaired. Geig will also check on installing a drip system, he feels this will be more efficient and cost less.

P. Williams mentioned 2 sprinklers were found during clean up at the entrance sign, however the valves will need replacing before usage. The Board agreed the area looks a lot cleaner now and suggested adding annuals for Fall.

D. Benamati stated that after the irrigation repairs are done, trees need to be planted as well as adding more mulch around the grounds. G. Lee agreed that future landscape improvements will include installing lirioppe, white dogwood, pink crepe myrtle and mulch.

N. Lovell mentioned Fall and Winter goals for Merry Scapes include:

- trim trees
- pull weeds
- submit a status report to Lisa of what else is needed

Coveview trees: The Board discussed tree work needing done before paving begins.

Kayak Rack: The Board discussed how the kayak rack is coming along. 2 racks have been built and currently there is one space available. S. Dougherty stated she will contact Denny and ask if a couple of stable steps can be installed due to the slope being slippery.

NEW BUSINESS:

Annual meeting date: The Board decided the annual meeting date will be held on November 13, 2015 @ 6:00 p.m., dinner will be at 6:30 p.m. in the Palmetto Room.

Board candidates: D. Benamati will send out a letter to ask for candidates.

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Servpro bill: The Board discussed a bill for water remediation and after further discussion it was decided that the bill is the homeowner's responsibility.

ADJOURN:

D. Benamati made a motion to adjourn. P. Williams seconded this motion and the meeting adjourned.

