**MARINA VILLAS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**MARCH 24, 2017**

PRESENT:

Janet Hutcheson, Lisa Thomas, Bob and Susan Dougherty, Elaine Rich, Gary Ferguson

Diane Lee and Geig Lee (FPM)

MINUTES:

A motion was made to accept the minutes of the February 24, 2017 meetingby J. Hutcheson and the motion was seconded by E. Rich.

FINANCIAL REPORT:

B. Dougherty presented the financial report stating everything is as expected. The stone sign cost will be moved from the contingency budget to ground improvements budget.

CONDO ASSOCIATION:

The condo association has not been happy with the marketing as the focus has been on high end homes not those under $200,000. And there was nothing in the advertisement still on the condo options available. The marketing manager is going to address this.

WORK ORDERS:

G. Lee noted that work orders are underway. He continued to review the status of painting for stairs and storage area. L. Thomas added all of the stairs need to be uniform. J. Hutcheson noted building 102 may need additional work and will need to be inspected. G. Lee continued that the planter repairs seem to be working although water is still standing in front of building and will still require a downspout.

TREES BEHIND 148 E BLUE HERON:

G. Lee indicated there is a dead dogwood tree behind building 148 and will evaluate trees at the left of building 148. Trees behind 148 E Blue Heron - The board approved the removal of two trees behind 148 E. Blue Heron that are damaged and one dead tree near the sidewalk.

IRRIGATION UPDATE:

G. Lee discussed the system upgrade on irrigation.

MULCH UPDATE:

G. Lee stated the mulch should be distributed today.

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FIREPLACE INSPECTIONS:

Fireplace inspections have been completed in two buildings.  Gary was impressed with the inspector and pleased with the thoroughness of the inspection and subsequent report.  Some reports indicate work is needed before the fireplaces are safe to operate.  Janet will be composing a letter to be included with the inspection report that will be sent to the owners.  Three additional buildings on E. Blue Heron will be scheduled next.

CRAWL SPACE INSPECTIONS:

G. Lee noted inspections are underway. The inspections will include inspections of the crawl space as well as condensate drains.

MOAT AREAS:

Geig recommended planting grass in some of the moat areas where weeds are growing due to increased sunlight from the previous tree removal.

ENTRY PLANTING PROPOSAL:

A proposal was presented for new plantings around the entry sign.  The board is currently pleased with how the sign looks and have placed this on hold to be reviewed in the fall.

PLANTINGS TO BLOCK PUMP ON COVEVIEW:

L. Thomas made a proposal for plantings to block the pump on Coveview. L. Thomas mentioned plantings would be more cost efficient than a screen. E. Rich added the budget for this project needs to be around $500. The board is seeking other opinions on plant options.

ROOFS:

J. Hutcheson reviewed the status of satellite dishes being removed. All owners have been contacted if their building is going to be re-roofed in 2017. Only two had active satellite dishes on the roofs. They have had a new dish installed so the ones on the roofs are no longer active and can be removed by the roofer. The board agreed to have G. Lee move forward with getting estimates for the 4 roofs.

ADJOURN: The meeting adjourned.

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