

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 23, 2018

PRESENT:

Janet Hutcheson, Elaine Rich, Gary Ferguson, Susan Dougherty, Tom Ziegler
Geig Lee (FPM)

Mary Wendorf requested to meet with the Board concerning the Boards request to have her screen door painted to be in compliance with the covenants. She identified that she was unable to get the By laws/Covenants off her computer. This will be investigated and corrected. Although the Board identified that the handbook is available on the website.

MINUTES:

A motion was made to accept the minutes of the February 23, 2018 meeting by Gary Ferguson and the motion was seconded by Tom Ziegler, the motion passed unanimously.

FINANCIAL REPORT:

The finance forecast has not changed. The bridge repair/replacement cost were discussed. The Board also discussed the reserve fund transfers.

CONDO ASSOCIATION MEETING:

J. Hutcheson attending the condo association meeting where Dave Metzger discussed issues that affect the condos. Brochures were discussed and will be produced with each condo association having their own page. Pictures and text will be submitted by April 15, 2018.

Green Team of KKPOA also is suggesting our Board consider recycling of plastics to be included in our current trash bins. This was received favorably by the Board. Janet will contact Darryl Benamati of the Green Team to discuss details.

WORK ORDERS:

G. Lee discussed work orders including the wall at Unit 118. After discussion the Board decided to repair the wall as needed.

G. Lee is finishing up the crawlspace inspections. Approval was previously given to FPM to inspect all buildings every year (not just every other as was previously done).

Discussion took place about an island repair on East Blue Heron. Geig will inspect and see if a 'patch' is appropriate to fix the cosmetics.

The Board requested that FPM send out a 'reminder' notice to all home owners concerning maintenance of back deck areas if/when any modification to the ceiling of the deck has taken place by the current or previous homeowner. Any ongoing maintenance is the responsibility of the current homeowner (not the Board). This notice will go out with the next billing mailing.

CONDO RENOVATION/REMODELING REQUEST:

A discussion was held regarding the policy. Draft policy form was discussed and approved with the addition of “owners are required to get all necessary permits”. Policy will be effective June 1st and will be mailed out at the next billing.

INSURANCE TERMINATION:

Marina Villas will not be penalized by Travelers for cancelling the current policy. The previous policy was cancelled effective March 5, 2018. The new policy will provide better coverage at a lower cost. A letter will be sent to the previous agent as to why we cancelled the policy by FPM.

NEW BUSINESS:

Satellite dishes must be removed at the time the roofs are being replaced. Homeowners in the 4 buildings that are scheduled to get new roofs in the next couple of months will receive a notification concerning the requirement to get all satellite dishes removed (and not replaced).

J. Hutcheson would like to thank KKPOA for the improvements at the old Marina. G. Lee recommended that we include M. Dahill and send all involved our appreciation. She will send a letter of thanks on behalf of the Board.

BRIDGE DECORATIONS:

After a “walking inspection” by members of the Board, it was identified that some homeowners have placed items of decoration and/or seating in the common areas of the entrance bridges. Foothills will address compliance with the covenants on a case by case basis, dealing with owners as needed.

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Dumpsters on MV

Units that are having construction done have requested putting a dumpster on the property. The Board decided that if the approval was granted by the KKPOA CARE, then it will be automatically approved by the MV Board.