

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 30, 2021

Present: John Brubacher, Bob & Susan Dougherty, Patty Muehling and Steve Rosenberg

FPM: Diane Lee, Geig Lee

Discussion of floor deflection: S. Rosenberg reported that a structural engineer has looked at the floor and said the settlement is within normal range for a 40 year old building.

J. Brubacher stated his gutters are not working well. G. Lee stated a splash block will be install on top of the ground.

Financial Report: B. Dougherty reported finances are overall good with a few variances. Bridges will be under budget however, the unknowns are always a concern.

Several issues need to be looked at such as irrigation and what is working, landscaping at Cove View and East Blue Heron, and a maple tree needs to be removed on Cove View. S Dougherty asked about high weeds behind the units. G. Lee will ask Merry Scapes to weed- eat.

G. Lee will schedule Merry Scapes to do a walk through with some of the Board and then put together a master plan for landscaping and share this at the Annual meeting. Lee will identify 2 priority locations.

Priority Business Items

Bridge Project Update: Bridges are awaiting the final handrails to be installed at the 3 step areas and then the final inspection.

Repair & Maintenance Work Order Status

S. Rosenberg went over the work order list. Building 106 has an open hole where a drain repair was made. G. Lee will check with Greg at Plumbing by Greg.

Basement ownership: The Board received an attorney's legal opinion on basement ownership. The basement is part of the unit and owner is responsible. In order to clarify this in the Bylaws, the membership will need a 2/3 majority vote to change the bylaws.

Deck ownership: Decks belong to the owner however the HOA has been repairing as needed due to neglectful owners.

Floor settlings: The Board agreed that the Property Manager should be contacted for sliding glass doors.

Next meeting: August 27, 2021.