**MARINA VILLAS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**APRIL 8, 2016**

**(Draft)**

PRESENT:

Susan Dougherty, Janet Hutcheson, Elaine Rich, Lisa Thomas and Pat Williams (MVBOD)

Geig Lee and Diane Lee (FPM)

Bob Dougherty (Member)

CALL TO ORDER:

J. Hutcheson called the meeting to order.

MINUTES:

E. Rich made a motion to accept the minutes from the March 4, 2016 meeting as written. P. Williams seconded this motion and the motion passed.

FINANCIAL REPORT:

B. Dougherty reviewed Marina Villa’s budget. He stated the budget is in an excellent position. The Board must now determine how many roofs to replace. The Association has collected one transfer fee thus far and expects another transfer fee in May.

CONDO ASSOCIATION REPORT:

E. Rich stated several issues were discussed at the condo association meeting such as new renter programs, paving and golf packages. KKPOA should have the minutes from the meeting posted on the website.

WORK ORDERS:

G. Lee discussed open work orders that are ongoing such as:

Unit 102 - Wood on chimney needs replacing

Unit 148 - Walkway needs 2nd coat of paint

Units 311- 327 - Downspout drains need repair. At Unit 327, the drain was hit by the boring machine from the water line repair

G. Lee discussed a pin hole leak that occurred in the pipe of Unit 315. Lee suggested replacing the polybutylene pipes in the crawl spaces as need arises. The cost should be around $400 to $500 per unit. After discussion, E. Rich made a motion to replace pipes as opposed to patching pipes. P. Williams seconded this motion and the motion passed.

OLD BUSINESS:

Roofing: G. Lee discussed the offer from the roofer. After discussion, E. Rich made a motion to approve 3 roof replacements for a total cost of $13,200.00 with a warranty of 25 years for workmanship and labor. S. Dougherty seconded this motion and the motion passed. G. Lee will discuss with the roofer on which roofs to begin.

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Gutter update: G. Lee stated the gutter upgrades will soon be completed.

Landscaping: G. Lee discussed the landscaping plans including the removal of a hickory tree and river birch trees.

Signs update: J. Hutcheson reported the sign is being fabricated and should be completed soon. Janet discussed the order of completion for the sign area. She will coordinate with Lisa on the plantings at the sign area after the irrigation and rocks are established.

Satellite dishes: The Board discussed satellite dish installations. After discussion, the Board will wait and address the issue when more information from CARE is available.

NEW BUSINESS:

Storage doors: The Board discussed replacing storage doors. The storage doors are the responsibility of the owners however, uniformity is very important. G. Lee will evaluate the master deed and review ramifications of replacing doors. S. Dougherty suggested offering a choice of 2 doors, one with a window and or a solid door. Doors must be painted one color throughout the complex.

Propane tank lattice: J. Hutcheson reported six tanks do not have lattice. Janet will send out a general email regarding the new CARE rules. E. Rich will draft a letter to owners and submit it at the next meeting.

Adjourn: E. Rich made a motion to adjourn. S. Dougherty seconded this motion and the meeting went into executive session.

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