

**MARINA VILLAS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**

**May 22, 2024**

**Present:** Steve Rosenberg, Patty Muehling, Janet Mulford, John Brubacher, Bob Dougherty

**FPM:** Geig Lee

**Financial Report:**

B. Dougherty reviewed the financials to date and indicated that Marina Villas is in good financial shape. Maintenance fees versus assessments was discussed. Roughly half of Marina Villas Capital Improvements are funded by transfers from the Operating Account.

The capital improvement plan was discussed. Gutters, landscaping, decks, lighting and roofing needs are listed.

**Landscaping:**

G. Lee will touch base with Johnny regarding irrigation status.

**New Business:**

Sewer issues were discussed. Owners can often identify problems by monitoring the flow/flush at their toilets. The Board will put together a note to notify owners.

Damage that occurs from an owner's fixture/equipment is not the HOA's responsibility.

Shut offs for air exchangers were discussed.

J. Brubacher mentioned he has installed an alarm on his water heater to notify him if there are any issues.

The Board discussed communicating these issues and prior communications to be evaluated.

**Maintenance and Projects:**

The Board discussed issues ongoing and needed. Painting the moat stairs with deck over at 136/138. S. Rosenberg will provide the color.

G. Lee will check the staircase at 102 and check irrigation at the sign.

2 additional chimney chases to be completed this year. Building 241/247 painting will begin on May 29, 2024.

**Next Meeting Date:**

The next meeting date of the Board is scheduled for Thursday, June 27<sup>th</sup> at 9 a.m.