

**MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 11, 2015**

PRESENT:

Pat Williams, Janet Hutcheson, Lisa Thomas and Susan Dougherty by phone (MVBOD)
Geig Lee and Diane Lee (FPM)

CALL TO ORDER:

P. Williams called the meeting to order.

MINUTES:

J. Hutcheson made a motion to accept the minutes from October and November as written. S. Dougherty seconded this motion and the motion passed.

FINANCIAL REPORT:

S. Dougherty stated the budget is in good shape with great reserves and a conservative budget.

S. Dougherty presented the proposed 2016 budget for discussion. Regimes and assessments will remain the same. Management will have a slight increase. Legal fees and postage will increase. Insurance will have a modest increase. Water is up due to the irrigation system working correctly. G. Lee recommended the grounds contract receive an increase. He also suggested any landscape requests by owners should be emailed to info@clemsonhousing.com. Ground improvements will increase. Gutters and window cleaning will be reduced and the gutter cleaning will be done after January 2016. Grounds maintenance will include tree removal. Window box repairs will be under capital improvements and G. Lee is testing a box now to see if he can control the water. Grounds are on contract. Trash removal will increase. Pest control will increase. Termite bond will remain the same. The reserve account for roofing and paving will continue to grow with ongoing special assessments. G. Lee stated pressure washing is needed due to algae growth. After discussion, P. Williams made a motion to approve the budget as amended. J. Hutcheson seconded this motion and the motion passed unanimously.

WORK ORDERS:

G. Lee discussed open work orders that are ongoing as well as repairs that have been completed. G. Lee stated he will be inspecting crawl spaces, downspout drains, grading and mold.

OLD BUSINESS:

The Board discussed the tree, hedge and liriopie planting. This will be funded by the transfer fees from condo sales.

G. Lee will get a proposal from Merryscapes to do the plantings at the sign and submit it to the Board at the next Board meeting. G. Lee discussed the future tree removals and the proposed tree replanting. After discussion, P. Williams made a motion to remove all the trees on the list except the river birch. L. Thomas seconded this motion and the motion passed.

The Board discussed the goals for winter work such as replanting in the window boxes and picking up limbs. The light post toppers are built and will be installed within a few days.

NEW BUSINESS:

The Board discussed the 2016 Board of Directors. P. Williams made a motion to elect as follows:

President- Janet Hutcheson
Vice President- Pat Williams
Secretary- Lisa Thomas
Treasurer- Susan Dougherty
Member at large- Elaine Rich

L. Thomas seconded this motion and the motion passed.

The Board discussed a letter received from Kevin regarding the signage. After discussion, it was decided that G. Lee will look into alternatives for the electricity.

P. Williams discussed updating the owner's manual. After further discussion, the Board decided to have each member of the Board review the manual and make changes. New owner's info needs to be included in the manual.

P. Williams will be heading a committee to host a post-holiday pot luck dinner. Details will be discussed at a later date.

The meeting went in executive session at this time.

