

## **MARINA VILLAS ASSOCIATION BOARD OF DIRECTORS MEETING** *November 13, 2020*

**Present:** Gary Ferguson, Bob & Susan Dougherty, Linda Maxwell, Steve Rosenberg, John Brubacher, Patty Muehling **FPM:** **Attendance not requested.**

### **REGULAR MONTHLY REVIEW ITEMS**

**Approval of minutes:** Approved 10-30-2020 Annual Board Meeting minutes

**YTD Financial Report:** **Bob D. advised October is not available yet**

#### **Member Communication and Website:**

- **Window Cleaning – Shiny Blinds cost \$2025, excluding windowed porches and vinyl windows. (Linda has requested a discounted price from Shiny Blinds to include all windows, including glassed porches, in effort to save owners money and get the entire building cleaned.)**

#### **Owner Paid Options:**

- **Glassed Porches with standard metal windows- \$5.50/each floor to ceiling section**
- **Vinyl windows- \$10/each floor to ceiling section**

**New owner packets:** None to be delivered at this time

### **NEW BUSINESS**

**Assign Board Positions:** Steve Rosenberg, President  
Linda Maxwell, Vice President  
Susan Dougherty, Treasurer  
Patty Muehling, Secretary  
John Brubacher, Member At Large  
Gary Ferguson, Consultant on Bridge Project

**MVHOA 2021 Budget:** 2021 budget will be finalized approximately mid-December 2020. FPM Audit will be performed by S. Rosenberg, B. Dougherty and J. Brubacher.

**MVHOA 2021 Increase:** Fee increase will start Jan 2021. A letter will be sent to the residents with the annual meeting minutes.

**Bridge Project Assessment Fee:** The resident Assessment fee of \$2500 will be due mid-February 2021. MVHOA BOD will distribute a letter to all residents and post the information to the Marina Villas website.

**Bridge Project Financing:** SouthBank requires a signed letter from the MVHOA BOD. L. Maxwell and P. Muehling will draft the required letter; **S. Rosenberg** and S. Dougherty will be the signatories,

**Boat Ramp Easement and Renovation** J. Brubacher will work with Derek Masey on the initiative to widen the boat ramp to the West. J. Brubacher will compose a letter to the residents **and submit to the Board approval** laying out the plans and benefits of the project. Must obtain 100% of Marina Villas resident approval before moving forward.

**Main Entry Lighting** a new light fixture will be purchased and installed. **(I don't recall if this was just light bulb replacement or that we needed an entirely new fixture?)** Geig has been notified of issue.

**Main Entry Holiday decorating:** S. Dougherty will check with previous board member, Lisa T. to see if she is interested in decorating again. S. Rosenberg has decoctions that can be used. Board members will volunteer their time to decorate.

## ONGOING BUSINESS

**Dryer vent inspections:** This is an ongoing project, the next vent needing replacement is 356/358.

**Bridge Project:** G. Ferguson will continue to act as consultant and liaison to BOD on project specifications, materials, costs, permits and timelines.

**Landscaping/MerryScapes:** There is no actual signed contract available for MerryScapes. A contract must be drafted with an outline of "Scope of Work" expected. L. Maxwell will work on this with one of our owners, Robert Thompson, who previously owned a landscaping company

## ITEMS FROM THE SEPT 2020 MINUTES:

*Please review and indicate what should be done with the following items.*

**31) Develop List of Owner improvement:** G. Ferguson will gather the info E. Rich has compiled.

**42) Trees/Limbs needing trimming that are close to or touching building, walls, gutters or roofs:** G. Ferguson and R. Guyer will walk through and identify any needing immediate attention. A punch list will be compiled this Fall after leaves are down. It is acceptable for owners to trim away from their rear decks.

**64) Entry door painting:** Not discussed.

**67) Propane tank:** Owner advised he would complete request shortly, it is in process.

**69) Mailbox operational for packages:** G. Ferguson is handling and will be fixed in a couple weeks.

**70) Rear deck responsibility:** Will be discussed and include consideration for using future front decking and railing materials on rear decks.

**71) Wash area behind 140EBH building and CB work in circle drive below:** Operations work has been completed. Watch it for effectiveness.

**73) Front lights at sidewalks/bridges:** New lights will most likely happen with new bridge plan.

**74) Reminder to owners:** Repair request must be sent to FPM.

**75) Operations is to stake out easement boundaries along boat ramp for future drive alignment:** M. Dahill is still researching as of September 7, 2020.

**77) Dead dogwood in front of 342 Cove View.**

**78) Several banked areas between moats and sidewalks are looking bad. Weeds, dead or dying junipers, etc...and owners are commenting:** Not discussed.

**79) Dahill is searching for a drawing which County can use in permitting process referring the bridge project:** Dahill has provided information to G. Ferguson. Ferguson will communicate with county permitting if sufficient.