MARINA VILLAS ASSOCIATION

BOARD OF DIRECTORS MEETING

DECEMBER 6, 2019

**Present:** Gary Ferguson, Susan & Bob Dougherty, Randy Guyer, Linda Maxwell, and Lisa Thomas.

Diane Lee, Geig Lee (FPM)

**Guest:** Elaine Rich

**Presentation:** E. Rich discussed issues with the crepe myrtles behind her building at W. Blue Heron. Merryscapes have refused to trim the myrtles however CARE’s stance is that they need trimming.

**Financial Report:** B. Dougherty reviewed the financial report at length. Dougherty stated Marina Villas remains in great shape.

Bridge repairs will be budgeted in the 2020 budget. G. Lee will send Dougherty the bridge report once completed. There are currently 5 condos up for sale. B. Dougherty will begin working on a 7 year plan.

**Approval of minutes:** The Board will review the minutes via email and approve.

**Condo Association Meeting:** G. Ferguson attended the condo association meeting. Ferguson stated the Green Team is in the process of updating a 5 year plan. A discussion was held on renters and rental issues.

**Work orders:** G. Lee stated an updated work order list will be done early 2020.

Lee discussed multiple chimney repairs have been completed. 241/243 should be completed by the end of 2019. Chimney maintenance will continue with 321/323 being a high priority. Crawlspace inspections have been completed however, many areas need insulation repairs. 247 Marina Villas has reported a leaking window seal. 118/122 steps may require solar panel lights. Gutter cleaning should be finished up today and may require 4 cleanings in the future.

Several work orders have been done due to inspection reports. Spot painting has been done as well and will require more before the next paint cycle.

**Renovation request:** 346/348 has had a new chimney cap installed that needs painting. Unit 334 has asked for river rock to be installed. Due to erosion control rip rap will be installed from the sidewalk to the bushes.

**Old Business:**

**1)** **Dryer vent inspections:** G. Lee stated most of the dryer vents inspections have been completed with a few exceptions. Lee will prioritize the report and submit it to the Board.

**3) Bridge project:** G. Ferguson stated the Board is working on the selection of colors and materials.

**6) Landscaping/MerryScapes:** L. Thomas discussed the junipers dying on Marina Drive, Cove View and EBH and the need for mulching. Thomas stated this project would require going over on the budget or it could be delayed until next year. After discussion, L. Maxwell made a motion to move forward on the 3 locations. S. Dougherty seconded this motion and the motion carried.

**10) Buildings repair punchlist:** G. Lee stated a walk around will be done on December 27, 2019.

**21) Gutter plan:** Adam Jones with HMC builders met with J. Hutcheson and G. Ferguson to evaluation a plan for the gutters. One recommendation is to add leaf guards. Leaf relief is also giving a quote.

**31) Develop List of Owner improvement:** E. Rich is in the process of creating a list. R. Guyer will be assisting Elaine.

**32) Evaluate all bridges boards and pickets/handrail for immediate needed repair**: G. Ferguson and G. Lee will do a walk around to evaluate all bridges. Several boards have already been replaced.

**35) Handrail and lighting at steps on sidewalk between 120 and 110 building, safety issue:** G. Lee stated this has been completed.

**38) Trash bin misuse issue. Letter and signage:** L. Thomas suggested the Association pay to have the trash bins cleaned and sanitized.

**40) Building Paint Committee Update:** No update at this time.

**42) Shrubbery, trees/limbs needed trimming that are close to or touching building walls, gutters or roofs:** R. Guyer stated the Board will evaluate this while doing the walk around.

**44) Steps to storage behind 323 CoveView:** G. Lee will take care of this.

**45) Exposed A/C unit at side of 201/203 CoveView. Also lattice does not cover propane tank:** Per G. Lee the owner never got approval. Owner has apologized and will install lattice to cover the tank. This is not to set a precedent – it is a one time exception.

**New Business:**

**48) Four dead trees on bank between drive in front of EBH and South Flagship:** R. Guyer and G. Ferguson will confirm ownership with KK Operations.

**49) Go Daddy Website Payment:** L. Thomas will resume the website.

**50) Roof blowing and gutter cleaning:** G. Lee stated this work will be completed by week end.

**51) Annual meeting report ready to issue to website:** The report is complete and ready to put on website.

**52) 2020 Board dates:** The preliminary dates are January 17, March 13, April 24 @ 8:30 a.m., May 22.

The meeting went into executive session.