MARINA VILLAS ASSOCIATION

BOARD OF DIRECTORS ZOOM MEETING

January 21, 2021

**Present:** Bob & Susan Dougherty, Linda Maxwell, Patty Muehling, Steve Rosenberg

**FPM:** Geig Lee, Diane Lee

**Priority Business Items:**

**Bridge Project Update:** S. Rosenberg stated bridge work should begin the week of February 8, 2021. Notification will go out to owners. A total of 8 assessments have been paid. Assessment reminders will be sent out after the first week of February.

**Site Preparations:** Materials should be onsite the first week of February. G. Lee mentioned the bridges are controlled by owner’s power so junction boxes may need to be installed. Steve, Gary and Geig will discuss.

**Planters:** Communication has been sent out on planters. Owners will need to remove and relocate plantings, this has been approved by the Board of Directors.

**Communications:** Owners must obtain approval from the Board to keep anything on common area property.

**Financial Report:** B. Dougherty reviewed the financial report at length. Budget is in great shape and going according to plan. Dougherty stated the budget forecast has changed due to assessment prepayments. After a discussion, all agreed to leave the budget as is. The loan has a percentage rate of 4.06% and can be paid ahead if desired.

The forecasted 8 year plan is on the website.

**Ongoing Business**:

**Landscape Work Scope Review**: The Board discussed resetting the expectations from MerryScapes and if moat areas or rear of buildings are their responsibility. The Board discussed extra landscaping needs but decided to wait until the bridges are completed to move forward.

**Repair & Maintenance Work Order Status**: G. Lee stated crawlspace inspections will begin next week. Every unit will be inspected once a year.

Carpenters have been in the area completing needed repairs. Painting will follow once repairs are complete. Future repairs include:

* 241/243 requires chimney chase work.
* Water intrusion issues.
* Downspout drains.

The walk around was much better than last year however, many repairs are left to do. G. Lee stated future whole deck repairs may move towards composite material and away from wood.

S. Dougherty mentioned lights needed at the rear of buildings. G. Lee will obtain quotes.

**Other repairs and upgrades:**

**Dryer Vents:** All dryer vents have been inspected. Dryer vent repairs scheduled for this year include 346, 142, 124 and 332.

**Chimney Chases:** The Board is in agreement of the new design. Large cracks on chases are being monitored.

**Tree Trimming:** One large magnolia tree behind 112/114 seems to be causing sewer issues. This will be monitored as seasons change.

**Propane Tank Enclosure:** The Board discussed some enclosures are not compliant. G. Lee recommended tabling this discussion.

**Building settlement:** Buildings were modularly built and there will be some settlement.

**List of & Responsibility for Owner Improvements:** P. Muehling will spearhead this task and report back to Board.

**Entry Door Painting:** S. Rosenberg stated to remove this from the list.

**Establish date and time for February 2021 Meeting:** Friday, February 12 at 9:00 a.m.

**Meeting Adjourned**