

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING

SEPTEMBER 13, 2019

Present: Gary Ferguson, Janet Hutcheson, Susan & Bob Dougherty, Elaine Rich and Lisa Thomas.

Geig Lee and Diane Lee (FPM)

Guests: Linda Maxwell, Randy Guyer

Financial Report: B. Dougherty reviewed the financial report. Marina Villas has had another good month, expenses are in line with some coming in under budget.

Approval of minutes: E. Rich made a motion to approve the minutes from the May and June meetings. J. Hutcheson seconded the motion and the motion passed.

Condo Association Meeting: E. Rich discussed issues brought up at the condo association meeting.

- New golf carts will be purchased in January for the golf course.
- People abusing the recycle bins, cameras may be installed.
- Persons discarding dog poop in the bins.

Work orders: G. Lee reviewed the list of completed and ongoing work orders. Several work orders have been completed but not yet billed.

- G. Lee stated rotten decking boards and numerous chimney repairs have been done.
- J. Hutcheson will obtain a sample gutter guard.
- G. Lee reviewed the renovation request updates.

Old Business:

1) Dryer vent inspections: G. Lee stated there 12 left to inspect. A letter will be sent out to owners stating inspections are mandatory.

3) Bridge project: G. Lee stated he is currently waiting on proposals. G. Ferguson stated to move forward with repairs in order to make it safe.

6) Landscaping/MerryScapes: No update.

13) Dead trees behind Marina Dr building and behind 332 Cove View: G. Lee stated the dead trees are on Marina Villas property. He will continue to watch the tree on 332 Cove View and schedule the one behind Marina Drive for removal.

15) New owner packets: J. Hutcheson is hand delivering new owner packets, making it more personal.

20) Roofs over lower deck: Lower deck roofs are not the HOA's responsibility. Not a priority as of now.

21) Gutter plan: G. Lee suggested front gutter guards will make it more difficult to clean. The next gutter cleaning is scheduled for after leaf fall.

23) Long Range Projections: G. Lee stated the bridges will drive the long range projection. Sidewalks, where needed, will be cleaned during window cleaning. G. Lee will inspect before sending personnel.

30) Planter boxes: Owners may change the plantings in their box at their expense. Waiting until spring is recommended so as to allow the bridge project to be finalized.

31) Owner improvement list: E. Rich is working on a list of owner improvements to each unit. Once compiled this will give the association a history for maintenance purposes in the future. This will include information on renovations, windows, sunrooms, reconfigurations of kitchens, baths, steps, etc.

32) Evaluate bridge walkway boards for repair or paint or both: Has been done.

34) Leaning tree behind 132 E Blue Heron: Discussion about this tree was held but it was decided not to remove it.

35) Hand railing installation approved for steps area on sidewalk between 122 and 118 EBH: G. Lee stated the post have been removed and suggest installing a wooden handrail with a cap that is graspable. G. Ferguson stated a handrail needs to be installed at 116 East Blue Heron complete with motion lights. E. Rich motioned to approve. J. Hutcheson seconded this motion.

36) MV Community Newsletter: Tabled. Not ready to move forward.

New Business:

37) Bank Loan Information for Future Bridge Project: J. Hutcheson contacted 2 banks on the discussion of a possible bank loan. The board asked for this information so that this option, as well as others, could be considered in making their final decision. No application has been made. No bank has guaranteed our qualifications.

38) Trash bin misuse issue. Letter and signage: Issues with dog poop and loose trash seems to be ongoing. G. Ferguson will attach a letter to the recycle bins to alert owners and renters. Providing 13 gallon trash bags was discussed. No loose garbage is allowed, only bagged.

39) Letter to owners for 2019 Annual owners meeting, including nomination of new Board members and letter regarding an Informational Meeting for Owners regarding Bridge project: E. Rich will draft a letter to owners prior to October 1, 2019 with information on the annual meeting.

40) Building Paint Committee Update: L. Thomas stated they have contacted Sherwin Williams. CARE has been contacted as well. The committee is still discussing color options.

41) Confirmation of Lisa Thomas replacing Lorra Tassin as Board Member: The Board has approved Lisa Thomas replacing Lorra Tassin.

42) Rear deck board replacement. J. Hutcheson made a motion to allow owners to replace the boards on their rear decks at their expense. They must be inspected first and a proposal submitted to the board for their consideration. E. Rich seconded this motion. The motion was

approved. L. Thomas was not in agreement without further analysis. The board will begin by coming up with requirements for homeowners before finalizing this initiative. E. Rich will draft a letter that will be reviewed at the next board meeting.

43) Property inspection G. Ferguson and G. Lee will do a walk around to inspect the trees, limbs, and mulch.

Next meeting: October 11, 2019