

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 10, 2020

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

FPM: Geig Lee

Guest: B. Epstein, S. Rosenburg

Approval of minutes: Foothills to forward to Board for approval.

Financial Report: B. Dougherty reviewed the financial report at length.

There are no delinquencies this month.

Condo Association Meeting: Meeting scheduled on September 14, 2020. G. Ferguson will attend.

Work orders: Updated without status report.

Renovation request: No outstanding request.

New owner packet: Needs updating. L. Maxwell will be delivering to new owners.

Old Business:

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

3) Bridge Project: Different scopes of work regarding the bridge project were discussed as well as different materials and funding options. After discussion, L. Maxwell motioned to move forward with a \$2,500.00 assessment to fund the bridge project and increase dues to \$3,600.00 a year beginning 2021. S. Dougherty seconded this motion and the motion carried with the majority of the vote

Discussions and a majority vote for proceeding with a 100% poly board material and site built railing. Pricing development will continue by contractors. More details, material selection, electrical, lighting, planter box covering designs and pricing needed. Need for a PE stand DWG in order for pricing to be finalized. Gary will work with a PE but provide estimate of PE cost for approval first. Visits to Poly Board manufacturers to observe weather and use impact in lab studies may occur.

6) Landscaping/MerryScapes: L. Thomas and G. Ferguson have discussed Merryscapes performance concerns. L. Thomas would like to receive a copy of the FPM/Merryscapes contract.

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.

New Business:

76) The magnolia tree was removed from rear of 120 EBH building which was causing sewer drain issues.

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.

80) Signage to be added to top of each recycle bin and trash bin: G. Ferguson will be handling.

81) Ownership of owner installed walkways, MV Board approved: The Board discussed Hutcheson's walkway. It appears that the walkway does not exceed slope requiring railing. G. Ferguson and L. Maxwell will draft a response letter.

Meeting went into executive session.