

MARINA VILLAS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 7, 2020

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

Diane Lee, Geig Lee (FPM)

**Approval of minutes:** L. Maxwell stated the January minutes should be corrected in Old Business #3 to read Gary and Randy will be looking at Timber Tec and Trex for material selection. L. Maxwell made a motion to approve the minutes with the correction. R. Guyer seconded this motion and the motion carried.

**Financial Report:** B. Dougherty reported that finances are in great shape. Marina Villas remains in a great cash position.

**Condo Association Meeting:** R. Guyer stated the next condo association meeting will be held in March.

**Work orders:** G. Lee reviewed open work orders.

346 Cove View Court- Workers were up on Tuesday. The initial thought was that water was penetrating the siding, after inspection it turned out to be incorrect flashing.

106 East Blue Heron- Rotten band under foyer.

323-327- Reported rotten boards.

346, 145,126,148,122-128 work orders have been completed but not yet billed.

325 Cove View Court- Dripping water line @ condo entrance.

126-128 East Blue Heron- Rework bridge lights.

142 and 144 East Blue Heron- Issues found on inspection report. Most have been completed.

311 Cove View Court- Replace rotten decking board.

104 East Blue Heron- Investigate deck railing (handrail).

315 Cove View Court- Chimney needs painting.

142 East Blue Heron- Issues on inspection report.

**Renovation requests update:** 358 Cove View- This renovation request has been approved with contingency to see the wall while open.

**Old Business:**

**1) Dryer vent inspections:** G. Lee stated the dryer vent inspections are complete. 3 Units had questionable connections. 5 Units had dryer vents in the crawlspace not converted to metal. 342/344 were the worst ones. L. Thomas and G. Ferguson suggested to do the metal piping first.

**6) Landscaping/MerryScapes:** Work will be done when weather is suitable. Crepe Myrtles will be trimmed community wide. Trimming on East Blue Heron will be done by FPM on a Saturday. G. Ferguson and L. Thomas will be doing a walk around to access landscaping needs.

**31) Develop List of Owner improvement:** R. Guyer and E. Rich are working on this list. A walk through will be done Wednesday afternoon to prioritize needed repairs. S. Dougherty and L. Maxwell will go on a mini walk through.

**35) Handrail and lighting at steps on sidewalk between 120 and 110 building, safety issue:** G. Lee stated a fixture with solar panels will be mounted on a post to shine on the steps.

**57) Dogs off leash Day and Evening/Owners not picking up poop/aggressive:** The Board discussed the need for poop stations. G. Ferguson will speak with KK about adding one.

L. Maxwell requested a copy of the letter Foothills sent to the owner violating the pet policy. The owner is denying that the pet is aggressive however the dog was not on a leash. This situation will continue to be monitored.

**New Business:**

**58) Walkway between 110 and 120 EBH Buildings. Maintenance responsibility not conveyed at last closing:** L. Maxwell and G. Ferguson will be meeting with owners.

Geig discussed an inspection performed under 128 East Blue Heron:

- Smell is mostly gone.
- Some sewer smell.
- Vapor barrier is intact.
- Some standing water.
- Possibly poison chipmunks.

The meeting went into executive session.