

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 19, 2014

*****M I N U T E S*****

The regular session meeting of the Board of Directors of Vista Park Villas Condominium Association was called to order at 5:30 p.m. Directors present were Robin Clift, Linda Trettin, Janet Campbell and Jerry Beasley. Frank Stellas was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Rick Trettin, Dave Barry and Jane Harrington

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

MINUTES – The minutes of the regular session meetings of July 15, 2014 were reviewed. Linda made a motion to approve, Robin seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – July, 2014 - Linda reported that the Association now has approximately \$191,000.00 in reserves and approximately \$82,000.00 in operating funds. Linda mentioned that presently we are only paying interest on the loan so the payments are only about \$2,000.00 a month but once the first year is up the loan payment will increase to a little over \$6,000.00 a month. That is why we are gaining income but this savings will only last until November when the principle and interest loan payment kicks in.

Delinquencies are still minimal however Linda made a motion that once Danielle gets a current to date delinquency report anyone two months delinquent will be sent to the attorney for a Pay or Lien letter with follow through to a lien if they still do not pay, Robin seconded the motion, all in favor, no opposed, motion carried.

Linda then made a motion to approve the financial report, Robin seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS – Architectural – New Vinyl window submissions were received from 1116 Madera and 1172 Madera. Linda made a motion to conditionally approve both submissions so long as the work is done by a licensed and insured contractor and a Maintenance Indemnity Agreement is recorded and submitted to the Association for their records, Janet seconded the motion, all in favor, no opposed, motion carried.

1172 Madera also submitted application for a new roll-up garage door. Linda made a motion to approve also conditioned that the work is done by a licensed and insured contractor.

Landscape – Linda stated that Bemus will make a presentation and proposal for turf removal at the September meeting. Danielle suggested the meeting start at 5:00 p.m. since the presentation will probably take at least 30 minutes if not more. All agreed to the time change for September.

The palm tree trimming and removal bid from Bemus was then reviewed. After some discussion, Janet made a motion to approve this work, Linda seconded the motion, all in favor, no opposed, motion carried.

MANAGEMENT REPORT – Danielle then reviewed her management report. All correspondence was duly noted. Danielle went on to explain that a few weeks ago a sheriff's vehicle hit the corner of building 1217 Mariposa Court. They will take full responsibility. The wall shows signs of distress to the building so Rick looked at it and it was agreed that an engineer should also look at it to give us written instruction on what the proper way to repair it should be. Mike of Precision Home Maintenance will meet with the engineer this week.

UNFINISHED BUSINESS – Precision Home Maintenance bid to replace 8 toilets was reviewed. Some board members felt that his bid was still high but less than if the Association was to use Hanna Plumbing. Jerry will contact owner of 1202 and 1204 Mariposa Court to see if he will cooperate so that building 1200 to 1206 can have the toilets replaced first since this building has chronically high water usage. If Jerry cannot get in touch with this owner, the next building that should be done is 1108 to 1114 Madera Lane.

Pool Key Card Reactivation – Jerry made a motion to make the fee \$25.00 for reactivation, Robin seconded the motion, all in favor, no opposed, motion carried.

A second request for building wood repair at 1117 Madera Lane and a review of the letter that the association has received from the owner's attorney was duly noted. Jerry made a motion to have Danielle submit this information to the Association's attorney to respond to this letter, Linda seconded the motion, all in favor, no opposed, motion carried.

New Pool Tile and Coping – Community Pool Service has not produced a bid for the new pool tile and coping, however we do have a bid from Blue Moon Pools Inc. Danielle, Rick and Linda met with their representative. He explained that we have a more serious deck problem that needs to be addressed and some of the equipment and drains will need to be upgraded to code. The deck has raised up and presents a serious insurance risk that needs to be repaired. The bid for all the work needed totals \$11,688.00. Jerry made a motion to proceed with this work but to schedule sometime in November, Linda seconded the motion, all in favor, no opposed, motion carried.

NEW BUSINESS – The draft of the Pool Key Card Suspension Policy was reviewed. Changes were made then Linda made a motion to approve the policy with the suggested changes for the memberships 30 day review, Janet seconded the motion, all in favor, no opposed, motion carried.

Repair bid for damage at 1217 Mariposa Court was tabled until we get the engineer's report.

Fence request from 1216 and 1218 Mariposa Court was duly noted. These fences will be placed at the bottom of our current list.

Before adjournment Rick Trettin reported that all the lid covers for the valve boxes are now fabricated. Costs ran a little over budget due to some last minutes adjustments made to the lids.

With no further regular business to discuss, the meeting was adjourned to executive session to discuss a member discipline issue and contract negotiations at 7:20 p.m.