

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

September 20, 2016

*****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 5:35 p.m. Directors present were Linda Trettin, Jerry Beasley and Janet Campbell. Frank Stellas and Robin Clift were absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

OPEN FORUM – Guest owners were Rick Trettin, Carol Gentile and Dave Barry. All were present to observe.

MINUTES – The minutes of the regular session meeting held on August 18, 2016 were then reviewed. One change needs to be made. With that one change, Linda made a motion to approve the minutes, Jerry seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The August, 2016 financial statement was reviewed. Linda stated that the reserves show that we have at little over \$133,497.00 in reserves funds and a little over \$57,587.00 in operating. With that said, with the last big plumbing bill and the plumbing fiasco in building 1108-1114 it was a good call to hold off a month on doing the last 2 perimeter buildings. There is a new owner at 1108 that we need to get contact information on so the plumbers have access to all 4 units. A major problem is that in 1114 cabinets were built around the water heater and furnace preventing proper ventilation, which was probably marginal to begin with, before the cabinets. 1114 is going to have to allow the removal of these cabinets to enable the plumbers in troubleshooting, followed by the repairs. Since the leak is not pressurized, it will probably be an owner responsibility but the Association has to do the investigation work to establish this.

Delinquencies as of mid-month show that account 0055 has paid his balance in full except for some interest that the attorney has to add. Janet made a motion to waive \$157.40 to give this account a zero balance, Linda seconded the motion all in favor, no opposed, motion carried. It was also noted that the other delinquent owner on a payment plan now has a balance of less than one month's dues and no one else is delinquent more than a month.

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

COMMITTEE REPORTS: **Architectural** – Nothing at this time.

Landscape – Landscape notes are duly noted. During the walk, dethatching the grass came up. Bemus owes us a free service for that, however if we do it now it would be wise to over-seed and that cost is over \$700.00 or we can wait until the spring and do the dethatching then when ever-seeding is not necessary.

Jerry made a motion to do it in the spring. The drought tolerant landscaping is looking beautiful but now some areas are overgrown. Linda and Danielle will address this issue of hard pruning with Jose on the next walk in October.

Maintenance - Rick stated that after the next 2 perimeter buildings are refurbished he suggests we do the buildings with the most wood sidings because the siding is full of termites and dry rot. He believes that 1200-1212 Mariposa, which is a double building and 1157-63 are the only ones left with a large amount of wood.

Rick also stated that he has placed two cables for the internet connection and additional cameras which will be discussed in more detail later in the meeting.

Danielle stated that she has not received the bid from Precision Home Maintenance to raise the pool fencing but we may not need to spend for that if the cameras can do the trick.

Parking - Nothing reported at the time.

MANAGEMENT REPORT - Danielle then reviewed her management report. All items were duly noted. Janet mentioned that both lights on the garages at building 1148-1162 were out. Danielle will let Mike know.

UNFINISHED BUSINESS - Linda made a motion to continue pool gate card suspensions for any owners still delinquent in their dues, Jerry seconded the motion, all in favor, no opposed, motion carried.

Linda stated that as Rick said, the two cables that have now been placed by volunteers are able to support the internet service and potentially two additional cameras near dumpster enclosures. If the Association wants to spend the money, we can add 2 more cameras for the enclosures with automatic license plate recognition. That cost ranges from \$250.00 to \$600.00 for the recognition software and upgraded camera bringing in the additional total cost at approximately \$1,000.00. If we purchased an NVR for 8 cameras, which we now have only for 4 cameras, that additional upgrade cost would be about \$349.00. The current project cost would be about \$4,500.00 (without the 2 additional cameras and software) and very reasonable for this type of sophisticated system. Before we can complete this installation, volunteers will pull one more line so that we have the cable connection for the flagpole cameras. At that point ATT&T can activate the internet connection and the camera system will be installed by the vendor.

After some additional discussion, Linda made a motion to proceed with all the upgrades so that surveillance is achieved for the pool, main entrance and trash enclosures, Janet seconded the motion, all in favor, no opposed, motion carried.

NEW BUSINESS - So as not to hold up emergency plumbing issues, i.e. slab leaks, Linda made a motion to allow Danielle to follow through with up to a \$7,500.00 limit on slab leaks only and that both hot and cold lines must be rerouted at the same time, Janet seconded the motion, all in favor, no opposed, motion carried. Danielle will email the bids to the Board so that they are made aware of what is happening as before.

With no further business to discuss, the meeting was adjourned at 6:35 p.m.