

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 26, 2020

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

Diane Lee, Geig Lee (FPM)

Location: South Marina (Outdoor)

Approval of minutes: R. Guyer made a motion to approve the June minutes. S. Dougherty seconded this motion and the motion carried.

Financial Report: B. Dougherty reported that the forecast has changed based on low repair numbers. Transfer fees continue to build cash position. Capital Projects were discussed at length. The projection is that cash flow is as expected.

There are no delinquencies this month.

Condo Association Meeting: R. Guyer stated the condo association meetings have been cancelled since February.

Work orders: G. Lee discussed building repairs. Painting repairs and chimney repairs are ongoing.

Renovation request: New steps have been installed at the rear of 112/118 Bldg. G. Ferguson and G. Lee will inspect the work as no request was made prior to installation.

New owner packet: L. Maxwell is reviewing the rules that are included with the move in packet.

Old Business:

1) Dryer vent inspections: A letter will be sent to N. Lutkowski regarding the dryer vent inspection.

3) Bridge Project: Bridge replacement material and structural framing was discussed.

6) Landscaping/MerryScapes: L. Thomas stated landscaping is needed in the moat areas near the mailboxes and doggie stations as they are overgrown with crab grass.

31) Develop List of Owner improvement: E. Rich has been working on gathering this information.

61) Septic line repair cost behind 120 EBH Building: The magnolia tree behind 126/128 has been approved at the cost of \$550.00. The tree has damaged the sewer line and requires removal.

62) Sprinkler line leak east end of walk behind EBH Building and startup/check out sprinkler system: Repair person has been out.

64) Entry door painting: The decision was made to provide a date for the week of 7/27- 7/31 to paint front doors beginning with the doors requiring the highest priority.

67) Propane tank: The Board discussed tank lattice requirements. CARE requires that all tanks have a screen.

69) Mailbox operational for packages: Fred's Lockwork will be visiting next week to repair the parcel box lock.

70) Rear deck responsibility: Rear deck responsibility was discussed. A work order has been created to evaluate the deck @ 338 Cove View.

New Business:

71) Wash area behind 140EBH building and CB work in circle drive below: Drain improvements were made at the turn around above 136/138.

72) Owners having issues with website: L. Thomas will follow up on this issue.

73) Front lights at sidewalks/bridges: G. Lee will replace bulbs at known locations following the meeting. G. Ferguson will walk the grounds after dark to create a list of lights out.

75) Operations is to stake out easement boundaries along boat ramp for future drive alignment: KKPOA will establish easement boundaries along the boat ramp. The purpose is to align the future drive after the ramp.

Meeting went into executive session.