

# VISTA PARK VILLAS CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING

February 16, 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 6:36 p.m. Directors present were Robin Clift, Linda Trettin, Janet Campbell and Frank Stellas. Jerry Beasley was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

**No Guest owners in attendance – No Open Forum was held.**

**MINUTES** – The minutes of the regular and executive session meetings held on January 19, 2016 were then reviewed. Janet made a motion to approve both sets of minutes, Linda seconded the motion, all in favor, no opposed, motion carried.

**FINANCIAL REPORT** – The January, 2016 financial statement was reviewed. Linda stated that the reserves show that we have at little over \$171,000.00 in reserves and a little over \$64,000.00 in operating. We are still under budget for the year about \$31,000.00. Linda stated that she feels we are still good to do the next two refurb buildings but we may have to hold off a while before we schedule any other buildings since we had over \$16,000.00 in plumbing bills this past month. On a better note, there are no new delinquencies.

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

**COMMITTEE REPORTS: Architectural** – No new submissions at this time.

**Landscape** – Landscape notes are duly noted. Danielle stated that tomorrow when we do the February walk we were asked by owner of 1152 Madera to look at a tree outside their unit that he thinks is causing damage to the interior of his unit.

The Bemus bids were then reviewed. The retaining wall and the planting at 1223 and 1220 are OK to do but the other two areas at 1148 and 1160 have to be revisited. Linda and Danielle will check on this also tomorrow and if these areas justify using 5 gallon plants we will proceed with the entire bid.

Janet made a motion to approve the straw wattle bid to hold the soil on the bank along East Vista Way from seeping out onto the sidewalk, Linda seconded the motion, all in favor, no opposed, motion carried.

**aintenance** – In Rick's absence Danielle reported that the sign for the Cable installers has been made and is in the storage room for Mike to install next time he is at the property.

**Parking** – Danielle stated that 1220 is having a problem with the tenants at 1222 parking in front of their garage in the fire lane. This is reason for automatic towing.

**MANAGEMENT REPORT** – Danielle then reviewed her management report. All items were duly noted.

**UNFINISHED BUSINESS** – Linda stated that she was still researching a past owner delinquency.

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

The many plumbing issues we had this past month were discussed during the financial report and the management report. All were duly noted.

**NEW BUSINESS** – The refurb bids for the next two buildings were reviewed. The Coastline bids were good but questionable because one building is so much higher than the other. Linda stated that she thought both of these buildings were ones with no large amount of siding to remove however it was noted that one building has more fencing to do than the other but that still doesn't justify the difference in price. Danielle will check with Grant on the pricing and the reasoning behind the higher bid.

Danielle also stated the when we do begin this work the instruction letter has to have a paragraph added to inform the owners that screen/security doors are the owners responsibility to remove and reinstall before the work begins and after the work is completed.

The bid from Dynamix Paint is fine. Once the Coastline bids are verified to the Board's satisfaction, the contracts will be signed and the work will be scheduled.

Precision Home Maintenance presented the board with bids for the next three fence replacements. Linda made a motion to approve the work, Robin seconded the motion, all in favor, no opposed, motion carried.

With no further business to discuss, the meeting was adjourned at 7:20 p.m.