

*Judy
w/ Ann's
corrections*

**Minutes: VILLAS HOA BOARD MEETING
November 15, 2018
164-C SE VILLAS COURT**

1. **Meeting called to order and quorum established at 5:33 p.m.**
Board members present: SE - Judy Arnette, Suzanne Harrell; NE - Ann Douglas
Residents present: Nancy Titcher, Kristina Holmen-Mohr, Isabel Rush, Jack Rush, Holly Hinson, Patricia and Stephen Dudas
2. **September and October minutes were discussed.** Because of needed changes, the Board voted to delay their approval until Suzanne, who is having computer problems, can make the changes. The Board will review and cast their vote to accept the corrected minutes via email.
3. **Approval of September and October Financials:** Ann Douglas presented the financial reports for both months. The Treasurer's reports will be attached to the corresponding minutes via email.
4. **Manager's Report:** Following discussion regarding concerns about termite treatment in the NE, Kayla said she had contacted three other companies regarding termite inspection and treatment (included in her report).
5. **Committee reports**
 - a) Landscape Report (attached): Suzanne Harrell provided the landscape report. Of note: Millers cut down the large pine tree leaning toward NE 188 (plus two other trees that were also problematic). Sadlers did some trimming of the American holly at 189 NE. The president will get a cost estimate from Sadlers to shape and reduce the height to a manageable level. The owner would like to be there when the work is done. The new owner of SE 100C has been notified regarding trimming back the trees at her unit.
 - b). Pool. The storm did some damage to the wooden fencing around the pool
 - c). Social Committee. Nancy Titcher reported on plans for the Christmas Social at her home on December 13th.
6. **Interim Report**
 - a). Wood rot work at SE 100C. COMPETED
 - b). Miller's Tree Service met with Suzanne Harrell and the Board accepted their bid for tree limbic on both NE and SE. However, due to Hurricane Michael, all non-threatening limbing has been back scheduled. ON-GOING
 - c). Miller's took care of two emergency tree issues from the storms: one behind 100C and one behind the pool area. COMPLETED
 - d). Work is almost finished at SE 115C, but has been slowed due to weather condition. ONGOING

- e). Work is expected to begin on NE 179 and 181 (weather permitting) the week of Thanksgiving. ONGOING
- f). Seminole Fence and Deck repaired fencing and gates at NE 184 and 187; and the chainlink fence at the SE section of our property COMPLETED
- g). Arnolds' Roofing completed the replacement of the boots at NE 186 and 187. COMPLETED
- h). Arnolds inspected all roofs after the storm and found only two roofs that needed shingles re-attached. NE 187 (the homeowner's son took care of the unit's roof). NE 183 is awaiting Arnolds to repair. COMPLETED
- i). Concrete work at the driveway to Building 133SE: weather has been an issue in getting the work done. ONGOING
- j). Homeowners at NE 194 requested approval to install new windows at their expense. The Board approved the request. COMPLETED
- k). Research was done concerning rafters of the C units over patio/porch areas on the SE; and was determined to be part of the original construction. COMPLETED
- l). Homeowner ran into mailboxes of building 116SE. Omni Services repaired them at owner's expense. COMPLETED

7. OLD BUSINESS

- a). Paint Committee for the NE made an extensive presentation to the Board — covering color options (primary, secondary, trim) and other details.
- b). Railing at the stairs between NE and SE: Rick has the drawing and is looking into costs to add a narrow hand-rail to the primary rail as a safety feature.
- c) Gutterhawk (SE) and Sadlers (NE) are scheduled to clear roofs in Dec.

8. NEW BUSINESS

- a). Meeting with NE homeowners scheduled for December 8, 2018, to vote on a special assessment for painting; and from a presentation by the painting committee.
- b). Doveweed problems in NE and SE — Management sought bids for treatment. The Board hired Nature's Finest to treat the problem.

- 9. Social — December 13 at 5:30 pm.** We will have a holiday social at the home of Nancy's home (NE 188). Bring party foods to share. There will be a brief Board meeting prior to the social.

- 10. Meeting adjourned: 6:30 pm**

NORTHEAST HOMEOWNERS — PLEASE NOTE: THERE WILL BE AN UPCOMING SPECIAL PAINTING ASSESSMENT FOR NORTHEAST HOMEOWNERS

1/5/19