

Minutes: Villas HOA Board Meeting  
January 17, 2019  
164-C SE Villas Ct.

1. Meeting called to order at 5:34 p.m. Quorum established.  
Board members attending: Southeast: Judy Arnette, Suzanne Harrell, Pat Lee (by telephone). Northeast: Ann Douglas  
Residents attending: Northeast: Nancy Titcher, Kristina Holmen-Mohr (via telephone), Isabel Rush, Jack Rush, Jill Norman
2. Minutes: Suzanne Harrell presented the December, 2018 minutes. Motion to accept the Minutes as written, passed.
3. Financials: Ann Douglas presented the Treasurer's report for December. Her report included a summary for 2018. Motion to accept the Treasurer's report passed.
4. Manager's Report: Judy Arnette read the manager's report in Kayla's absence. The Board voted to stay with the current amounts for the Villas' liability insurance.
5. Committee Reports  
Landscape: Nature's Finest treated the Villas for dove weed. Sadlers continued regular service as rain allowed.  
Pool: Closed until "No Diving" lettering is re-done and passes inspection.  
Social/Welcome: No planned activity at this time.
6. Interim Report:
  - a. Second notice from health department on closing pool. ONGOING
  - b. Miller's Tree Service scheduled limbing of trees in November. COMPLETED
  - c. Additional tree limbing is backlogged due to hurricane work. ONGOING

- d. Wood rot work at 115C. COMPLETED
- e. Wood rot work at building 180C. COMPLETED (storage room door on A unit will be put on when the door is in.)
- f. Wood rot at 164C COMPLETED. Work continues on A and B units.
- g. Wood rot at 179 and 181. COMPLETED
- h. Board received two estimates/proposals for storm water erosion at 180A SE. Other options are being considered. ONGOING
- i. Leaks at 182NE were inspected by both Arnolds Roofing and Rick Calvert and determined to be old leaks. No roof leaks were found and windows were also found to be sealed. COMPLETED
- j. Rick Calvert sealed leaks around chimneys at 197C and 149B at no cost to the association. COMPLETED
- k. Work to begin on last three units in the NE by the last week in January. ONGOING
- l. 187 NE reported storm water erosion in backyard/driveway area. ONGOING

7) Old Business:

a. Board members and NE homeowners discussed painting for the NE. Judy Arnette agreed to talk with Sherwin Williams regarding attributes of the selected paint. She also talked with the painting contractors. All NE homeowners must vote (in person or by proxy) on the assessment at the noticed meeting -- scheduled for February 9, 2019 at 172 NE. At least 51% of NE homeowners must approve the assessment for the project to move forward.

b. Ann Douglas drafted a "welcome" letter for new homeowners. The letter outlines policies and rules for homeowners, dues requirements, changes to homes, pool use, being a good neighbor, and miscellaneous information on the Villas' website. It will be one page, printed front and back on yellow paper and mailed to homeowners. The Board voted to accept this letter. Ann will create a similar "welcome" letter for renters.

8) New Business

- a. The Board voted to appoint Isabel Rush (187 NE) to finish Elaine Connell's two-year term.
- b. The Board agreed to reimburse Suzanne and Cynthia for the costs of making copies of Board documents.

The next Board meeting is February 21, 2019 at 172 NE Villas court at 5:30 pm

Meeting adjourned at 6:45 pm.

**HOMEOWNERS – PLEASE NOTE: THERE IS A SPECIAL PAINTING ASSESSMENT FOR NORTHEAST HOMEOWNERS**