

VHOA Board Meeting Minutes

June 24, 2021

VHOA Pool- 6:00pm

Meeting Called to Order at 6:01 pm. All Board Members were present.

Insurance Trends Discussion: Maureen O'Neil, Independent Insurance Agent, discussed the current trends in Florida Homeowners Insurance. Ms. O'Neil is the agent for a SE homeowner.

Two insurance companies are pulling out of Florida, and some insurance companies are not writing new business. Citizens Property Insurance is turning down new business. Therefore, if your roof is over 10 years old, insurance companies may use this as a reason not to renew your homeowners' policy or accept your home for a new policy.

Minutes: May 2021 Accepted and Approved without corrections.

Financials: The Treasurer presented financials for May 2021, which were approved and accepted.

Manager's Report:

- Contacted White's Plumbing to see if they have map of original pipe work (They do not).

- Emailed off property SE Owners letter relative to SE painting.

- Emailed 115A Welcome Letter

- Contacted Plumber about running water sound in men's restroom area.

- Placed and picked up order for fans/lights at pool area

- Contacted Electrician to have fans/lights installed at pool area (July 8, 2021)

- Contacted property management company for 181A relative to SE paint palette.

- Contacted Massey about Termite inspection dates (New dates are July 26, 28, 30). SE and NE

- Contacted Landscaping committee for list of tree trimming and/or removal needed to provide to tree company for estimates (Board President meeting with them this week).

- Emailed SE owners relative to delay in wood rot repairs due to personal matters for vendor.

- Contacted four companies relative to bids for retaining walls between NE/SE and ones on NE (estimates pending).

- Contacted sign company relative to the missing "A" in VILLAS SE sign.

- Contacted roofer about 180A Villas Court SE roof inspection needed.

- Sent email to 193 NE about trash can placement

- Emailed all owners of date change in June monthly meeting

- Emailed welcome letter and ACH form to new owner of 181C SE

Committee Reports:

- a. NE Roof: On June 15th the Committee submitted a request to the Board to hold an NE Homeowners meeting –

The purpose of the meeting will to share everything about the RFP and Bids received, create a one-pager with the highlights of our findings, show them the proposed shingle, and answer questions. We will present the range of the cost to each homeowner to them. We propose to get their commitment via signature on something worded strongly enough that it's binding.

The Committee is asking the Board to vote and approve a NE Homeowner meeting on 7/8/2021. One in the morning and one in the evening. If necessary, we will hold one on the weekend.

Board Voted and Approved.

- b. Landscaping: During the past month, the landscaping crew has been busy with their regular duties along with several requests, like 197 C and B plus the tree limbs at the entrance of the SE street. They were on a tight schedule today due to all the rain. Please note that they will start trimming any shrubbery away from the all units in preparation for the termite inspections that will be coming up soon. I notice this to you as personal requests will need to be curtailed while we take care of the shrubs around the units. They also took care of some leaf problems by unit 165C.
- c. Pool: All pool chairs and table have been cleaned. Deck needs to be pressure washed. New fans and light will be installed on July 8, 2021. A new pool sign is need to comply with the Department of Heath requirements. Manager and Committee Chair will work together to order a new sign. The lock on the door under the pool deck does not work.
- d. SE Painting Committee: The committee recommends putting the SE Painting on hold to pursue the urgent matter of SE Roofs.

The Board Voted and Approved.

An email notice will be sent to all SE Homeowners regarding the change and request volunteers for the SE Roof Committee.

SE wood rot repair will continue.

7. Interim Report: Pool gate repaired, again. Tree branch removal at 133 and 132

8. Old Business:

- a. Retaining wall repair between SE and NE. Behind 183 and 185. Manager has requested estimates.
- b. Retaining wall at 170 NE- Is the concern behind 170, side of 170 or both. Manager has requested estimates.

9. New Business:

Follow up on 182 NE Vent Repair - Manager will request an evaluation and repair.

SE Entrance Sign - Letter "A" is missing. Manager will request an estimate for repair.

10. Comments/Questions From Homeowners: n/a

11. Next Meeting: July 15, 2021- 6:00 pm Pool

12. Meeting Adjourned at 7:00 pm.

Important Notice:

NE homeowners should also start setting aside money for a roofing assessment. We issue this notification so that when the assessed amount is finalized no one will be caught unaware.