

Minutes of the Villas HOA Board of Directors Meeting
April 4, 2023, 6:30 p.m.
Location: Villas HOA Community Pool

Board Members Present: Joan Kanan, Scott Holloway, Mary McCormick, Jan Drew, Robert Hawken.

Homeowners Present: Holly Hinson, Cynthia Paulson

1. **Call to Order.** The President called the meeting to order at 6:30 p.m.

2. **Approval of Minutes – Mary McCormick.**

On motion of Jan Drew, seconded by Scott Holloway, the minutes of the February 16, 2023, VHOA Board meeting were approved by a vote of 5-0.

On motion of Jan Drew, seconded by Scott Holloway, the minutes of the March 7, 2023, VHOA regular Interim Board meeting were approved by a vote of 5-0.

On motion of Scott Holloway, seconded by Jan Drew, the minutes of the March 18, 2023, VHOA Introductory Board meeting were approved by a vote of 5-0.

3. **Old Business**

A. **197C.** Waiting on information regarding alleged damage to home by auto's hitting house from HO of 197C.

B. **Pool lattice under deck.** The President will ask the Manager to contact a contractor to replace the latticework under the pool deck.

4. **New Business**

A. **187 NE.** On motion of Mary McCormick, seconded by Jan Drew, the request from 187 NE for the HOA to replace the post holding the gate for the back patio because it is rotten was approved by a vote of 5-0.

B. **170 NE.** On motion of Scott Holloway, seconded by Robert Hawken, the request from 170 NE for the HOA to remove a crepe myrtle tree from the area outside of the front patio in the area maintained by the HOA was denied on a vote of 5-0. HOA policy is for the HOA not to remove a tree unless there is a reason, i.e., it is dead or diseased or causing damage to property.

- C. **175 NE.** On motion of Scott Holloway, seconded by Mary McCormick, the request from 175 NE to have Tallahassee Nursery replace a dead Japanese Maple tree and dead boxwood at the HO's expense was approved by a vote of 5-0.
- D. **Pool bathrooms.** The President will ask the manager to obtain bids to repair the toilet seat and toilet paper holder in the men's room and the paper towel holders in both bathrooms, to repaint the floors in both bathrooms, to ensure that the lights in both bathrooms are functioning. The painting of the floors and interior of the pool bathrooms should be added to the painting of the whole pool structure as part of the SE painting contract with the NE assuming their responsibility of the portion dealing with the pool structure.
- E. **TrueVolt.** On motion of Jan Drew, seconded by Mary McCormick, and approved by a vote of 5-0, the proposed contract with TrueVolt was added to the agenda. On motion of Jan Drew, seconded by Robert Hawken, the contract with TrueVolt was approved with the addition of allowing the total amount to go up to \$1500.00 if they will add making the light fixtures in both pool baths functional.

5. Board Members Issues, Comments.

- a. The Board discussed totally replacing the pool gate with one that will swing shut and that has a lock which does not have to be unlocked from inside the pool, in order to comply with a requirement by the insurer. A key lock is acceptable. The President will request that the Manager obtain bids and options on this item.
- b. The Board agreed to the need to purchase a fire extinguisher that meets the insurer's requirements.
- c. The Board agreed to look at all vendor contracts prior to beginning discussion of next year's budget.

6. Residents Issues, Comments. A resident recommended that we look at the possibility of having someone on retainer or contract to be a handyman for the complex and do minor repair jobs without the need to constantly find someone to do minor work in the neighborhood. The President will ask the Manager to investigate that possibility.

7. Adjournment. The meeting was adjourned at 7:01 p.m.

Time and Date of Meetings – The Regular Monthly Board Meeting will be on Thursday, April 20, 2023 at the Community Pool at 6:30 p.m.