

Villa Towers Board of Directors Budget Meeting
Monday, Nov 21, 2016
Meeting Minutes

President Bob Hellmuth called the meeting to order at 5:30 pm.

Roll call of Directors – Bob Hellmuth, Mike Leach, Cathy Gill, Rob Saari, Cathy Newman

Notice of meeting – Mailed and emailed to owners on Nov 7 with Budget package

Quorum confirmed (27 votes required):

18 By proxy

11 Present and signed in

29 total

With a quorum met, Bob Hellmuth opened the floor for questions. Diana Bello read her own letter, regarding her concern about the percentage of reserve that is funded. It was pointed out that we are fully funded on the main three categories, and the reserve includes several other categories, which at this point are not fully funded. It is felt that due to our historical record, these items are sufficiently funded. The largest cost increase was our insurance, which has been incorporated into the 2017 proposed budget. A vote was called. Proxy votes were reported and owners present were polled by Cathy Gill.

2016 Proposed Budget/Reserve Fund Vote Results:

In favor:

14 By proxy

10 Present

24 Total

Against:

4 By proxy

1 Present

5 Total

Abstentions:

0

The proposed budget was approved by owners. Mike Leach motioned to accept the reserves as proposed in the budget. Seconded by Cathy N. All in favor. Motion passed.

Mike Leach motioned to accept the 2017 proposed operating budget. Seconded by Rob S. All in favor. Motion passed.

BOD Business:

Previous Member Meeting Minutes Acceptance: Mike L motioned to accept the minutes of the Member and the Board meetings on October 24, 2016, as emailed to Board members. These minutes included the results of the Vote to Consent to Forego Fire Sprinklers in Villa Towers,

which passed with 46 owners consenting and no owners opposed. Seconded by Cathy N. All in favor. Motion passed.

Old Business:

Elevator refurbishment (Cathy N): The north elevator is done and is awaiting inspection before it can be put in service. It should happen this week or next. It is essential that pads are up when deliveries are made – no pads: no deliveries. Various new policies were discussed, including requiring a security deposit upfront from owners before using elevator for moving or deliveries, as in done in other buildings, or installing an elevator camera.

Mike L made a motion that a \$500 deposit be collected for every delivery. Seconded by Cathy N. The need to discuss the details of how this might work led to a tabling of this motion. No vote.

Awnings (Cathy N): New awnings have been ordered to replace those damaged in the hurricane. They will be installed in about 2 weeks.

Annual Roof Inspection (Rob S): Gulf Atlantic did an inspection recently. There is some wear and tear based on current construction. \$2400 quoted, which is similar to the quotation from two years ago. This will come out of reserves.

Women's Bathroom at Pool (Rob S): Another leak occurred in the wall today. Reliable fixed.

Pest Control (Rob S): Tom N has informed Pest Control about occasional insects on the first floor. This will be addressed at next visit - anticipated around Dec 10.

COSI Representative for Villa Towers: Wayne Perrett has volunteered to be our representative. He will provide a summary report at Board meetings that coincide with recent COSI meetings.

Consent to Forego Fire Sprinkler Retrofit Follow-up to Vote (Cathy G): The results were provided to our attorney who will file with the State.

Landscaping Update (Bob H): New sod was installed where needed. Our landscapers and sprinkler company are working together to optimize water distribution for the lawn. New fence lighting will be installed for evening lighting.

Hilton Fencing (Bob H): While the Hilton was resurfacing their pool and deck recently, Bob suggested they also replace the fence between properties, which they agreed to do. They also have budget to redo the fence between the road and where they left off. Timing is not known.

Shower at Beach Gate (Tom N): A shower will be installed at the gate to help keep sand and salt out of the pool and lobby.

High Impact Glass Quotes (Tom N): Gathering quotes for future meeting to discuss 2016 preparation and condition of unit shutters, some of which appear to be in disrepair.

Adjournment: At 6:58 pm motion to adjourn was made by Cathy G. Seconded by Cathy N. All in favor. Motion passed.