

Villa Towers Condominium Association

Annual Meeting

Thursday, January 26, 2017

Meeting Minutes

Bob Hellmuth called meeting to order at 4:02 pm

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

Notice of meeting – confirmed: 1st notice – November 29, 2016; 2nd notice – January 12, 2017

Quorum Count – Proxy votes: 10, Owners present: 25, Total: 35 Quorum satisfied. (27 needed)

Election Results – Two nominations for board candidate were received from Bob Hellmuth and Mike Leach for two of three openings. These nominations were accepted.

Bob Hellmuth motioned that Cathy Newman be appointed to the Board of Directors in the 5th position whose primary role is to manage owner and guest forms and approvals. Seconded by Mike Leach. All in favor. Cathy accepted the nomination accepted.

Secretary – Minutes were distributed prior to the meeting. Mike Leach motioned to accept the January 28, 2016 meeting minutes. Seconded by Cathy Gill. All in favor. Minutes accepted.

Officer reports:

Treasurer, Mike Leach –

- As of Dec 31, 2016: We have \$45, 385 in bank. \$233,688 in the reserve.

Member at Large, Cathy Newman –

- Elevators inside refurbishment completed.

Maintenance, Rob Saari –

- Recent projects were reviewed.

Secretary, Cathy Gill –

- Overview of 2016 communications – 4 newsletters published, launched website villatowers.net. Proprietary documents are password protected.

Membership Questions & Discussion:

Lawn condition (Ron Wetherell) – Several factors led to current condition of the lawn, including a change of landscaper company, disease, issues with sprinkler system, and no rain for 4 months. This led to the need to re-sod.

Hurricane Preparedness (All) – Informal survey of owners: Most people are for researching high-impact glass to ease hurricane preparedness. William Faulman is against impact-glass. Discussion of options will result in research of costs and options for consideration.

Electrical panel (Ilana Bretkopf) – Home inspector pointed out to her that her electrical panel is not as safe because it's not copper. Important that all units update their panel for it to be fire safe. Many owners have not changed out their panel.

Reserve Study (Tony Mastrodonato) – Requested a clarification of concrete restoration and the reserve study in general, as “not fully funded” seems acceptable except in the category of Concrete Restoration. Mike L responded that last year we had an assessment leftover of \$9810, which will be used for a few outstanding concrete issues. Currently, \$15,535 is in the restoration category in the Reserve Study.

Concrete (Mike Leach) – Owners should notify Mike if “concrete pops” are detected on balcony or other private outdoor areas.

Adjournment: At 5:30pm, Cathy Newman made a motion to adjourn; seconded by Mike Leach. All in favor.

Adjournment:

At 5:45 pm, Cathy Gill made a motion to adjourn; seconded by Mike Leach. All in favor.

Minutes prepared by Cathy Gill, Secretary.