



VILLA TOWERS NEWS

SPRING EDITION

MAY 2014

**Great season—Great weather—Great friends
On the beach ...**



Ron Wetherell lands saw fish

Seeing Ron and reel, with assistant, Karen, is a familiar site on our beach. This day in February was especially rewarding as Ron hooked a really magnificent one!

... And at the pool



Pool photos
by Annette Holt

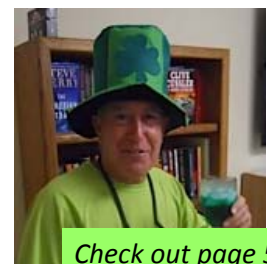
Sue, Sharon, Ed, Linda, Betsey, Dave, Cathy, and Don lounging by the pool, while Tony takes a dip.

April Board of Director's Meeting

On April 10, 2014 a Board of Director's (BOD) meeting was held in which a number of important issues were discussed and voted on. The official minutes of that meeting will be sent to all owners, via email, once they are approved at the next meeting. A brief summary highlighting important changes of interest to owners is provided here.

Continued on page 2

St. Pat's Day in Photos



Check out page 5!



FROM THE VILLA TOWERS BOARD

BOD Duties & Responsibilities—

Continued from page 1

The Board’s goal is to have clearly defined job descriptions for the BOD that will clearly outline and clarify board duties and responsibilities by the fall of 2014. This will also serve as a guide for future owners who may want to participate as a Board member. A new BOD organization chart with responsibilities follows.

New BOD Organization Chart—

- * **President (Tom Newman)** - To preside over Board meetings throughout the year, oversee the activities of the Board and Association, and provide direction as necessary.
- * **1st Vice President (Tom Holt)** - To conduct BOD meetings in the absence of the President, and provide oversight in building, ground, beach and pool areas for maintenance, etc.
- * **2nd Vice President (Maria Falcone-Palumbo)** - To oversee sales, purchases and owner/guest relations, funneling issues from owners as necessary, research health department regulations, and oversee the newsletter, relaying local news.
- * **Treasurer (Mike Leach)** - To maintain receivables and payables for the effective operation of the Association, and work with our account on matters of tax, payroll, and various other accounting practices.
- * **Secretary (Wayne Perrett)** - To record BOD meeting minutes and communicate issues from a legal and legislative point of view.



BOD Meetings—

From April through September, the BOD will be obtaining contracts and reviewing those currently in place and may require several meetings for review and vote as they go forward.

Management Services—

Since March 2013, Scott Wisuri was contracted to assist the Board to overview maintenance areas, field calls, etc. The Board members feel it is their responsibility to assess the quality and quantity of service provided. In an attempt to place a value on what we were getting in return, the Board was satisfied that we were not getting the return on our investment for the maintenance services contracted. Tom Holt made a motion to discontinue the contract management service of Scott Wisuri and return to a Villa Towers Board of Director management model to be effective April 11, 2014. Wayne Perrett seconded the motion. Discussion cited the cost in cash flow, new Board accepting a hands-on management role, experience levels of our Board members, committee involvement, and performance vs. value of services. The motion was approved 5-0.



On a similar matter, Tom Holt made a motion to discontinue the services of our only Villa Towers paid maintenance employee to be effective April 11, 2014. Wayne Perrett seconded the motion. Discussion cited the coverage of maintenance work to be performed by contracted individuals/companies who are licensed and insured to the extent necessary. The motion was approved 4-1.

Any future maintenance work to be done will be contracted out to the best qualified individual for the specific job.



NOTES FROM VILLA TOWERS

Contact information for Board Members

(in case of emergency)

Tom Newman . . . 443-280-2846 . . . cmanewman@bellsouth.net

Tom Holt 708-921-1324 . . . holt_t@sbcglobal.net

Wayne Perrett . . 561-847-5752 . . . wwperrett@gmail.com

You may also email any of the above with concerns or questions.

The Benefits of Providing an Email Address

Reminder—
Only owners who have



provided their email address to the BOD will receive newsletters throughout the year. Email addresses will only be used for newsletter and Board issues, and will be blind copied so as to not be viewed by anyone else. Our goal is to produce a newsletter every two to three months, as appropriate, to update owners on condo and area news. For those who do not have an email address on file, a printed newsletter will be provided once a year after the annual meeting. This is due to postage costs and convenience.

Villa Towers Committees — Join in!



There will be a number of committees established to encourage owner participation on many levels. Owners do not have to be full-time residents to participate. Examples of committees to be formed, include maintenance, gardening, decorating, legal, financial, and, of course, we already have our newsletter committee. More information will follow.

Welcome to our New Friends

427 Karen Angelo & William Ruger (formerly Pat & Paul Cosimano)

929 Steven Valkanas (formerly Judy Khachadourian)

Friends We've yet to Meet

Unit For Sale: PHD

Beautifying our property



Annette Holt has been tending to our flora ever since she and Tom moved to Villa Towers. Her tender, loving care is evident everywhere. Recently Annette and a few owners met to do some garden clean up and new planting.

Thank you all!



Annette, Cathy & Barbara



Email address for Villa Towers
villatowers@att.net

WiFi is available in card room
Password VILLATOWERS3640



VILLA TOWERS NEWS

Published periodically. Submissions & comments welcome!
Maria Palumbo, Diana Bello, Cathy Newman, Cathy Gill & Sue Perrett



OUT & ABOUT VILLA TOWERS

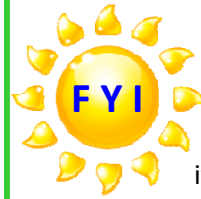
Villa Towers is Turtle Friendly

In 1987 Palm Beach County enacted the turtle protection ordinance, which regulates beachfront lighting that can be disorienting for new turtle hatchlings.



Reminder! No light should be visible from the beach from March 1 to October 31. Violators can be fined for non-compliance.

Owners may purchase sea turtle friendly lighting, such as red or amber LED light bulbs, which can be installed in balcony light fixtures. This provides some light while remaining compliant with turtle regulations. Owners are reminded to ensure that their guests and renters are familiar with the regulation requirements as the owners will be held responsible for any violations associated with their unit. For more information visit [Marine Turtles and Lights](#) and read the [Sea Turtle Lighting Guidelines](#).



Kayaking

For those of you who enjoy kayaking or would like to try it, an inexpensive way to rent kayaks is to sign up for a membership at John D. MacArthur State Park. For \$50 per person or \$85 per family, you will have unlimited access to the park, as well as one kayak per visit. For \$100, you will have access to two kayaks per visit. They offer single and double kayaks, including a life jacket for each person. Not only will you be kayaking, you will be helping to support our jewel of a park! For more information, visit www.macarthurbeach.org/membership.

'FYI' will be a regular section focusing on an activity or event each issue. Ideas welcome!

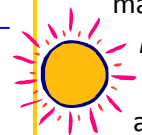
Riviera Beach Marina

In the recent election, Riviera Beach voters approved the referendum to allow private businesses to build on public land. The \$375-million project will soon begin bringing new bars, shops, and restaurants to the waterfront.



Helpful Hints

"Damp Rid" bags hung in your bathroom or closet can help to prevent mold and mildew caused by humidity. These can be purchased at



many places, including *Bed, Bath & Beyond, Home Depot, Loews and Costco.*

Change the batteries in your fire alarm detectors and your humidstat at least once a year so they continue to function properly. If the battery dies on the humidstat and your condo is closed up with no one there, mold and mildew may develop—Ugh!



SunFest 2014

From April 30th to May 4th downtown West Palm Beach was the place to be. With an impressive line-up of talent the annual event, SunFest, attracted more visitors than last year, according to organizers who do not have official numbers yet. The final night of fireworks was enjoyed by many.

AMRIT Resort & Residences

3100 Ocean Dr. N, Singer Island

Villa Towers received an update from the AMRIT developer that he has increased his proposal from 250 units to 350 units. For more information visit www.amrit.com.





ST PATRICK'S DAY @ VILLA TOWERS

St. Patrick's Day—when everyone is Irish!



Photos by
Sue Perrett