

Villa Towers Board of Directors Meeting
Monday, April 23, 2018
Meeting Minutes

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

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

Notice of meeting – Confirmed posting on Apr 21.

Secretary Report –

- Cathy G – Nov. 2, 2017 meeting minutes were accepted and posted to the member website.

Treasurer Report –

- Mike L – No report.

Business:

- Maintenance:
 - Back flow pressure testing was done today by A-One Plumbing (Rob S). One of the pumps needs to be cleaned and repaired. Quote to follow.
 - Concrete – chunk of cement hanging on PH floor. Water leak has been fixed.
 - Completed work – Painted doors, floors pressure cleaned and treated, and sofa upholstery cleaned.
 - Alarm system – Will be serviced and tested in April as usual (Active Alarm) Rob S
- Hilton issues:
 - Fence – Hilton to fix. It is still leaning. There has been no dialog with Hilton yet. They should also replace landscaping that they removed when installing fence. Bob will follow up.
 - Parking lot lights in Hilton are too bright and shine in some units. Mike L has talked to Hilton about the lights and to the turtle teams. Not recommending further intervention.
- Landscaping:
 - Bob to ask landscapers to trim the hedge beside parking space #1 to allow room for parking.
- Insurance:
 - Last year we switched from Vista to Brown & Brown. Our contact, Nick deBastista, has since left Brown & Brown. The insurance committee, led by Tom Newman, has contacted two other companies in addition to Brown & Brown's quote. One company did not respond. R.V. Johnson, a larger firm that handles a lot of oceanfront including Mayan Towers and Atrium did respond with an impressive proposal. Their quote was substantially less, by \$13, 000, a 20% discount for essentially the same coverage. The insurance committee has decided to accept the proposal from RV Johnson.
 - Mike L recognized Tom Newman for his countless hours in researching, analyzing and summarizing for the building.
 - Cathy G made a motion to accept the Insurance Committee's recommendation to accept RV Johnson's proposal for building insurance and selecting Option 1. Seconded by Rob S. All in favor. Motion carried.
- Flood insurance:
 - FEMA officially placed our building in the favorable flood zone as of May 4th.
 - Insurance options include deductibles and coverage (80% - \$10 mill or 100% - \$12 mill). The \$25k deductible seems very reasonable. Flood insurance covers only rising water. The two options were discussed. It was agreed that we should carry flood insurance, especially as we

- have carried it for 42 years. Only a small percentage of owners have mortgages who may be affected by less than 100% vs 80% coverage. It is not the BOD's goal to burden all owners with a requirement for a few. Villa Towers first floor contents are covered by our regular insurance policy and are not of significant value.
- Rob S made a motion to go with 80% coverage and no contents. Seconded by Mike L. All in favor. Motion carried.
 - Flood Insurance next steps:
 - Tom N will arrange for paperwork for signature and payment. It will be binding as soon as payment received. Cathy G will update the owner website when new contact information is provided. Our general insurance expires on April 29th. There is a 30-day waiting period on insurance.
 - Thank you to Tom Newman again, with assistance from Cathy Newman, and guidance and assistance Bob H, Mike L, and Ed Damutz.
 - Elevators:
 - The KONE elevator maintenance contract is expiring soon. Bob H to chair an elevator committee, including (so far): Tom & Cathy Newman, Rob Saari

Adjournment: At 6:30 pm a motion to adjourn was made by Cathy G. Seconded by Rob S. All in favor. Meeting adjourned.