

Villa Towers Condominium Association

Annual Meeting

Thursday, January 24, 2019

Meeting Minutes

Bob Hellmuth called meeting to order at 4:05 pm

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

Notice of meeting – confirmed: 1st notice – November 20, 2018; 2nd notice – January 10, 2019

The agenda was also posted in the elevators on January 22, 2019.

Secretary – Minutes were distributed prior to the meeting. Cathy Gill motioned to accept the January 25, 2018 meeting minutes. Seconded by Bob Hellmuth. All in favor. Minutes accepted.

Quorum Count – Proxy votes: 16, Owners present: 21, Total: 37. Quorum satisfied. (27 needed)

Officer reports:

Treasurer, Mike Leach – provided our financial report.

- As of Dec 31, 2018:
 - Operating account: \$54,355.
 - Reserve account: \$289,630.
 - Elevators \$80, 678, Painting: 102,341, Paving \$10,104, Roofing \$67,995, Restoration \$28,530, Special Assessment \$1,658.
- All owners are paid in full

Maintenance, Rob Saari –

- New generator to arrive /being in about a 1-1/2 months
- Ongoing:
 - Working on stairway, scuppers, etc.
 - Bollard light to be replaced (wind damage)

Secretary, Cathy Gill –

- Overview of 2018 communications – Most members are registered on villatowers.net now which has reduced the need for newsletters.

Election Results –

Three Board members have one year left of their two-year term: Mike Leach, Cathy Gill and Rob Saari. President, Bob Hellmuth, is stepping down from the Board after 3 years.

Floor nominations from the Board were extended to Cathy Newman, seconded by Mike Leach. Accepted by Cathy Newman.

Floor nominations from the Board were extended to Maria Kaliniak, seconded by Rob Saari. Accepted by Maria Kaliniak. These nominations were accepted.

COASI Report – Susan Hoffman

- Review of 1/2019 COASI meeting. Susan has agreed to be our COASI representative.

Membership Questions & Discussion:

The goal has been to keep the building in good shape so that we don't have huge expenses for major repairs.

State of Villa Towers –

Bob Hellmuth – Unanimously owners seem to be pleased with Villa Towers and the way it is running. Bob H thanked the board for their service, especially over his 3-year tenure. Reminds us that we continue to need volunteers at all levels. Bob thanked Tom & Cathy Newman who assist in many areas, Tom Bernat in maintenance capacities, Kim Hetrick with new sales & renters, Maria Kaliniak with gardening, Joe Cavagna our resident CPA, and Ed Damutz in a number of committees, including insurance.

Many systems and activities in this building require attention, monitoring, etc. interaction with professionals. As well, we have changed a lot of things, to keep pricing and costs inline (ex. Elevator company change, Insurance set-up, Hurricanes – from self-help to armor screens, new generator which kicks in during power fail (elevators & emergency lights), and the LOMR work to get a favorable flood rating without which our insurance may have increased from up to \$80,000 per year!

The board always needs official and unofficial help. Just ask what you can do. We have the best deal on the island, including the best beach.

Chuck is our new handyman. He's a tradesman with a lot of skills, is personable and requests a reasonable rate.

OWNERS –

- Owners brought up various items for clarification by the Board.

Adjournment: At 5:23p, Cathy Gill made a motion to adjourn; seconded by Rob Saari. All in favor.

Minutes prepared by Cathy Gill, Secretary.