

Villa Towers Condominium Association

Annual Meeting

Thursday, January 23, 2020

Meeting Minutes

Cathy Newman called meeting to order at 4:07 pm

Roll call of Directors – Cathy Newman, Rob Saari, Jeff Foster, Cathy Gill, Maria Kaliniak

Notice of meeting – confirmed: 1st notice – November 25, 2019; 2nd notice – January 9, 2020

The agenda was also posted in the elevators and lobby on January 20, 2020.

Secretary – Minutes were distributed prior to the meeting. Cathy Gill motioned to accept the January 24, 2019 meeting minutes. Seconded by Cathy Newman. All in favor. Minutes accepted.

Quorum Count – Proxy votes: 18, Owners present: 21, Total: 39. Quorum satisfied. (27 needed)

Officer reports:

Treasurer, Jeff Foster – provided our financial report.

- As of Dec 31, 2019:
 - Operating account: \$48,240.
 - Reserve account: \$275,575.
 - Elevators \$83,569, Painting \$95,211, Paving \$12,105, Roofing \$72,999, Restoration \$10,313, Special Assessment \$1,375.
- All owners are paid in full
- 36% of special assessments have been received as of this meeting. Due on Feb 7, 2020.

Landscape, Maria Kaliniak –

- New landscaper in 2019 who is doing well,

Maintenance, Rob Saari –

- Roof estimates for May/June timeframe.

Secretary, Cathy Gill –

- Overview of 2019: Website (villatowers.net) has been used 554 times over that past calendar year, according to our google analytics. The average session was about 2 minutes, which indicates that owners are using the site, Reminder that we have a new email address: Board@villatowers.net for questions. Questions and answers will eventually added to the website in a new FAQs page, providing another resource for information.

Election Results –

There was no Election of Officers because three nominations were received for the three open positions. The owners who will constitute the 2020 Board are: Cathy Newman and Maria Kaliniak, who have one year left of their two-year terms; and Cathy Gill, Rob Saari, and Jeff Foster who submitted their nomination for a two-year term. Cathy Gill moved that we accept the slate as presented. Cathy Newman seconded. All in favor. Motion accepted.

Membership Questions & Discussion:

State of Villa Towers –

Cathy Newman – Review of all items accomplished/work completed in 2019, including:

- New generator was installed in April
- ELSS issues were resolved for this year
- Concrete repair and restoration was completed
- Boardwalk from gate to the beach was installed
- Pool furniture and umbrellas were replaced
- Pool was repainted and sealed
- Lobby was repainted
- A propane fire pit was purchased for the patio area
- Unused fire boxes that are no longer required were removed
- Exercise room flooring was redone and the showers and were renovated

Reminders –

- Elevators: Don't hold doors for more than 45 seconds.
- Fire Pit: Cover the fire pit when finished.

Upcoming – A sand fence will be installed along the beach walkway to help prevent sand from accumulating on the path.

Comcast - A review of cable options is underway.

Bike room – This room is overloaded and needs to be cleaned out. Only 2 bikes per unit are allowed and bikes must be labeled with the unit number. Bobby Ferrara is heading up this project. An email will be sent to all owners before any bikes are removed.

Fence around the generator and the dumpster will be reviewed when we have the funds to do so.

Owners –

- Ken Kendall – What is the status of the irrigation leak?
 - Affected areas have been isolated and it has now been fixed. The herb garden will be serviced via a hose/sprinkler system on a timer.
- Karen Agnello – Hilton visitors coming through with their umbrellas and towels. What are our options?
 - Cathy N announced that Kathryn Hoffman is investigating. It seems to only be a problem during the season and special holidays. The Hilton has a sign telling their visitors to use other beach if they are not using their beach chairs. Susan H prefers not to have a sign because it seems elitist and unfriendly. Bob Hoffman suggested that it's also an insurance liability opening us up for being sued. Is it possible to post private beach signs above the high tide line?
 - Cathy Newman made a motion that to have a private beach sign on the beach. Maria Kaliniak seconded. Those in favor 10. Those against 11 (+16 proxies). Motion not passed.
 - The protocol is to call Kathryn Hoffman who is our advocate and she will contact the Hilton. Working on a personal resolution for now.

- Tom Newman pointed out that the seasonal owners should be careful about what they want to put in place because full-time owners are left to enforce solutions in their absence throughout the year.
- Bobby Ferraro – Feels that the stairwells have a lot of debris.
 - Cathy N has let them know that they should be cleaned once a week. Bikes must be tagged with a unit number. Notice with a 30 or 60 day time limit. Bob Yetrin suggested we keep 6 bikes that could be shared by all for occasional use.
- Karen Agnello – Wanted to compliment the holiday decorating committee as it looked very nice this year.

Adjournment: At 5:01 pm, Cathy Gill made a motion to adjourn; seconded by Cathy Newman. All in favor.

Minutes prepared by Cathy Gill, Secretary.