

Villa Condominiums Homeowners Association

Minutes of Annual Meeting

November 29, 2017

Attending: Rachel Ricks, Tony Coleman, Elissa Plank, Laurence Bland, Pat Davis, Scott Soule, Carrie Parascandolo, Drew Murray, Guy Motsinger, Charles Pecquet, Renee Dole, Michelle Gervais, Josh Williams, Joseph Tramontana, Kendall Daigle, Grace Hall, Lu Carradine, Lisa Lovello, Garry Lewis, Drake Lewis, Helene Brown, Gayle Lewis, one name illegible (owner of 622 Carol Marie).

Elissa Plank, President, called the meeting to order and introduced Michell Dunn with Community Management (CMGT), our property management firm.

Michell explained CMGT's role as property manager. She also introduced Patrick, the Villa Condominium employee hired by the Association to do grounds maintenance and repairs. Michell encouraged all owners to call Customer Service with any questions or problems. All emails must be answered within 48 hours. Covered parking is being leased on a quarterly basis \$60 per quarter.

1) Election of Board Members - Carrie Parascandolo, Gayle Lewis, and Helene Brown's seats were up for election for 3-year terms. Drew suggested opening the floor to Nominations. Nominations were taken, but none were provided from the floor. No one was nominated other than re-nomination of existing board members. Vote was taken and Ms. Parascandolo, Ms. Lewis, and Ms. Brown were reelected.

Drake Lewis (as board alternate) was temporarily filling the board position that Debbie Mack vacated this year. A motion was made to elect Drake Lewis, board alternate, to fulfill the remainder of Debbie Mack's term through December 31, 2019. Motion passed. Ms. Mack's officer position of Treasurer is open until next board meeting.

Drew Murray accepted a nomination as Board alternate although he brought up that the position of board alternate, which was created by the board at an annual meeting approximately five years ago, is not provided for in the association's bylaws. A motion was made and passed to elect Drew Murray as a board alternate. The board and homeowners in attendance discussed and agreed that if the board alternate is going to remain as an official board seat, an amendment to the bylaws need to be recorded creating the position and spelling out its duties, responsibilities, and limitations, or the position be removed as it is not allowed in the existing bylaws.

2) Finances and the 2018 Budget were discussed. A sample budget was passed around for review by members. One with proposed dues at \$110 with deficit of \$25,000. One with proposed dues at \$130 surplus of \$7000.

A. Helene requested information on the insurance renewal. Renewal with same insurance company occurred as Michell was unable to get a quote with their company policy that would be less than the renewal premium of our current policy due to the age and condition of the property and increased claims.

B. Roof repairs were discussed. Michell and Elissa are seeking bids from three companies and were impressed with one. They want to place a claim for hail damage. Garry Lewis cautioned that placing another claim with the insurance company would boost premiums at next renewal and brought concerns to the table about the company's qualifications and quoted price. Michell Dunn assured that being it was a named storm the premiums should not change. Owners were asked to review a binder that was passed around and it would be discussed after everyone had a chance to look at it.

C. A gentleman attending his first annual meeting asked if we couldn't come to a compromise on the budget, maybe meet in the middle on the dues increase as \$130 was pretty hefty. Michell stated the main budget is for insurance premium, utilities, and management fees. There are a few delinquencies, but she did not bring a list.

D. Renee Dole stated that Patrick, our maintenance man, would be interested in taking over the lawn contract that may save us some money, however lawn equipment would have to be furnished and he would have to do the work as an employee of the Association and not as an independent contractor.

E. Grace Hall addressed the meeting concerning the need to level her foundation. Pictures were passed around showing the damage to her living room and bedroom ceilings which had collapsed. She is on disability and cannot afford to pay a conditional \$1,500 assessment for foundation repairs which was imposed on all owners eight years ago.

F. A lengthy debate regarding common elements and foundation issues began. Renee Dole read a section from the Declaration regarding common elements. Garry Lewis stated that everyone was assessed for foundations in 2009. Everyone needed to pay \$1,500 for foundation repairs and most people have not paid their assessment. No one was selectively assessed. Every unit was assessed with the stipulation that if you needed a foundation repair you were to pay the assessment for your unit and your building would be placed in line for repair. Elissa Plank stated that the assessment was increased in 2015 when Debbie Mack's bid for foundation repair came in extremely high at about \$125,000. However, the total amount of the assessment per unit was not determined definitively and needs to be addressed.

G. The question of whether Community Management possesses records of who has and has not paid the supposed foundation assessment was raised. Michell with Community Management responded to indicate that such records were not provided to her firm when it took over property management duties in 2017, but those records do exist and this will be researched. Helene provided a copy of the letter mailed certified to all homeowners in February 2015 regarding the assessment to Elissa Plank.

H. Also from comments made by Mr. Josh Williams, who purchased his unit in 2017, it came to light that the proper condo resale certificates and documents are not being prepared when new homeowners purchase their condo and are not being made aware of any outstanding debts for dues/assessments which are passed on from previous owners. Mr. Lewis asked that the copy of the letter sent certified mail to all owners be recorded in the

Clerk of Court's office so it is of record for anyone buying a new unit and they will be aware of the assessment. No resolution was reached on the matter of the legality of the foundation assessments.

I. Garry Lewis moved that we raise the monthly dues to \$120, acknowledging that that amount would not cover budgeted expenses but asserting that there's still "fluff" in the budget that could be cut to avoid the deficit as the other new homeowner sitting next to him stated, maybe the dues could meet in the middle at \$120.

Drew Murray made a substitute motion to set the monthly dues at \$125, arguing that the most responsible course of action would be for the association to minimize the deficit to the extent possible, and avoid situations in which costly assessments need to be made for repairs.

Mr. Lewis objected to consideration of Mr. Murray's substitute motion and that a vote be taken on the open motion first. Mr. Lewis's motion passed, with Mr. Lewis' 61 votes, Carrie's 2 votes and Ben Lewis' 1 vote "yay."

The discussion on how to address the budget continued, and Mr. Lewis then asked Mr. Murray to make his "substitute" motion to set the monthly dues at \$125. Mr. Murray refused to make the motion. Guy Motsinger offered the motion to set the monthly dues at \$125. A vote was called and Mr. Lewis raised his hand, voted "yay" to Mr. Motsinger's motion. The monthly dues were thereby set at \$125 for 2018.

J. A gentleman, Guy Motsinger, agreed with Garry about the roofing issue and said he has a lot of experience with roofing and with insurance issues and money could be saved there. Mr. Motsinger had some questions asked where he could get a copy of the Bylaws? On the website. Could he pay online? yes, How much is covered parking? \$60 quarterly, he also asked that someone research to find out if an assessment has been paid on his unit 3323#2. He also stated he had a proxy and wanted to know who he needed to give that to; "God Bless to every single one of you all and happy holidays".

Michell asked for a final call on any questions to Patrick about their unit, the common area etc.

Meeting was adjourned.

Approved
Elessa Plank
2/16/18