

Villa Condominiums Homeowners Association

Minutes of Annual Meeting

October 10, 2018

Attending: Jackie Ducote, Elissa Plank, Suzette Morgan, Laura Lombardo, Tony Lombardo, Jenny Keegan, Marcus Gaudet, Dawn Gaudet, David Swindell, Elizabeth King, Marilyn Obrien, Carrie Parascondolo, Garry Lewis, Gayle Lewis, Tony Coleman, Drake Lewis (non owner), Helene Brown (non owner board member).

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. Michell encouraged all owners to call Customer Service with any questions or problems. A quorum was not met and meeting was set for rescheduling. Meeting was adjourned.

Some residents stayed behind to discuss matters of concern to them. Here is a list of items that were discussed:

1. Parking on grass
2. Trash bags in common areas
3. Misuse of washers & dryers
4. Burglary on Carol Marie
5. Abandoned vehicles
6. Rotting magnolia tree at 655 (urgent)
7. Leaves piled around trees
8. "For Rent" signs
9. Tree trimming
10. Street flooding
11. Parking fees showing up as past due
12. Plumbing issues with common pipes
13. Fascia holes
14. Winterizing

Villa Condominiums Homeowners Association

Minutes of Annual Meeting

November 13, 2018

Attending: Elissa Plank, Maribel Dietz, Jenny Keegan, Garry Lewis, Gayle Lewis, Joseph Tramontana, Marcus Gaudet, Tony Coleman, Jackie Ducote, Kendall Daigle, Helene Brown (non owner board member).

Elissa Plank, President, called the meeting to order as the rescheduled Annual meeting with a Quorum of needed 30%, and introduced Michell Dunn with Community Management (CMGT), our property management firm.

Michell explained CMGT's role as property manager. Michell encouraged all owners to call or email Customer Service with any questions or problems.

Roof repairs – Tarping of the roof is possible in emergency situations. Weather has been a big delay in getting the tarps on the roof because of the high pitch and safety is an issue. The Board has set a ceiling of \$1000 and if the repairs are going to be under that cost, Elissa would like it be understood that Michell call the roofers and avoid unnecessary delay in getting the repair made by having to get Board approval. If it will cost more than \$1000 then at that point, the Board will come together and make a decision.

Being it is a dated storm that the claim will not affect the insurance premium. Michell wants to trade the copper gutters that Michell would trade and cut the cost of the deductible. It is a \$10,000 deductible per building. 24 roof tops. Garry requested seeing Insurance policy. He disagrees with trading in copper gutters.

2018-2019 Budget Projection – Michell discussed the budget and passed a copy around for people to view and explained some of the line items. Garry disagrees with the managing charge to maintain Patrick's payroll and stated that one of the selling points of choosing Community Management was that CMTG would be on the property once a week and post the notices and maintain the payroll for Patrick at no increased cost except for cost of payroll service. The board made a decision based on representations made to us, and we expect those to be abided by.

A motion was made to adopt the budget as modified by the homeowners at the meeting. 2nd was made and all were in favor.

Liens – lien filings, we have 6 at this time.

Communal area – Someone questioned rodents in the attic. It is the condo association's responsibility. Discussion continued about residents dropping garbage in the area where the dumpsters were moved due to construction. There was also discussion about notices, who gets them and why. Abandoned vehicles and towing of vehicles in reserved parking were discussed. There was a discussion about the 4plex master switch in Unit 4 which controls the electrical switch of all units.

Board member nominations - Ms. Gayle Lewis, Ms. Renee Dole and Mr. Karl Koch's seats are up for nomination. Ms. Gayle and Ms. Renee wish to continue their seat on the Board and we are seeking a replacement of Karl Koch's seat. Mr. Lombardo voiced a desire to become a Board member at the first Annual meeting.

Election results - Garry Lewis moved that we vote on 3 board members as a group as no one else wished to be nominated. Garry moves that Renee and Gayle will continue their service to the board and Mr. Tony Lombardo be added as a replacement board member for Karl Koch's seat. Everyone was in favor.

Renee presented Rules and Regulations that she said were Villas rules that governed the property for years. Elissa, said there is nothing in the bylaws that you are required to get the list of rules. It would have to be spelled out.

Foundation issues were discussed. If two people pay the foundation fee, they can start on the repair and the other owners in the building will be obligated to pay it. Elissa said that this assessment was not intended to pay the entire amount. If it is to cost more than the money collected, the Association is paying the balance. The assessment was to help make the foundation repairs affordable. Some buildings are good, some are bad, so we decided to do it this way because it was an as needed basis. But it is a suspended assessment until there is an issue.

Meeting was adjourned.