

# VENCIL ISLAND



## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING AGENDA

**Date:** Thursday March 20, 2025 @ 6:00pm

**Location:** FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

**Attendance:** Trevor Fiala \_\_\_\_\_ Terri Fulton \_\_\_\_\_  
Tim Madden \_\_\_\_\_ Rick Swanger \_\_\_\_\_  
Carrie Grad \_\_\_\_\_ Gary Zdan \_\_\_\_\_  
Mike Munson \_\_\_\_\_

1. Call to Order, Trevor Fiala
2.
  - a. Approval of the Minutes from February 20<sup>th</sup>, 2025, meeting
  - b. Approval of Minutes from February 22 BoD meeting, re: 27E inspection.
3. Approval of the Agenda, including any additions or deletions prior to approval
4. Review Financials,
  - a. Budget v Actual report
  - b. P&L
  - c. Balance sheet
  - d. A/R aging report
  - e. Monthly reconciliation of books
5. Old Business
  - a. 28P status. Ownership status. Costs involved.
  - b. 27E – roof replacement. Due spring. Place holder. (note 6a, 6b for additional new )
  - c. Septic. Farm House -(place holder). Waiting for ground to thaw.
  - d. 2YI & 11E. Evaluation report. Watch this winter & ice for spring. (place holder)
  - e. Re-finance updates.
  - f. Septic. Farm House
  - g. Status update. Tradewell Pallet.
  - h. Followup, unkempt/dilapidated lots. -updates if any.
  - i. North gate -Trevor. Removal of north gate? Discussed. If locks are working, we are fine. Send to spring assoc agenda. -place holder.
  - j. We want a bulletin board. Up by July.- place holder. (move to action item?)

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6. New Business

- a. Meeting BoD, 02/22/2025 27E inspection review.
- b. 27E occupancy.
- c. Refi "plan C" -Mike
- d. Spring Assoc. meeting final touches. (not new, but best for last)

7. Action Items:

8. Comments and Announcements

Next meeting date Thursday April 17<sup>th</sup>, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

9. Adjournment