

SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Board of Directors Meeting

February 4, 2016

Minutes

CALLED TO ORDER:

The meeting was called to order @ 5:30 p.m.

Board MEMBERS ATTENDING:

Tom Kiernan

Cheryl Kelley – Association Manager

Stan Mulder

Mike Smith

Carla Kesterson

Jaime Cellar

Ron Gray

Bruce Clark

APPROVAL OF MINUTES:

Jamie made a motion to approve the November, 2015 Board Meeting Minutes. Tom seconded. All in favor.

FINANCIALS:

Cheryl Kelley presented the year end 2015 and January 2016. Cheryl gave a summary of year end accounts actual year to date, comparing to budget year end.

The Balance Sheet as of 12/31/15 shows a Cash Operating balance of \$16,886.86.

Year to date Assessment collected \$ 48,930.00, budget is \$52,200.00

Year end Receivables outstanding \$2,318.50 (1 acct is delinquent, Coastal Law Group is handling account for collection process/lien is in place)

All owners with a balance due are sent a statement. Quarterly billing thru 3/31/16 has been sent to owners.

Old Business:

A. Revitalization of SRVT Covenants & Restrictions:

Process has started by Coastal Law group; majority of 30 Joinders will be needed for approval.

Tom expressed to all present that help will be needed by all owners to talk to owners/fellow neighbors and encourage that they read the documents sent forth, sign & return the joinders promptly.

EPM will send an explanation email to owners about the process.

B. Landscaping: Randy Hepworth will update common areas with pine straw in early spring; sprinkler system is being checked as the water bill has been higher than usual.

C. Sound Side Drainage update

Cheryl, Mike and Charlie Miller had a meeting at County offices with Commissioner, Grover Robinson and engineers on September 3, 2015, regarding Santa Rosa Villa Townhomes, Bulevar Menor road flooding, sound side, during heavy rains. After discussion and presentation of pictures verifying the flooded road, it was decided that County would help to alleviate the flooding by cutting areas and lying of pervious cement, until a more permanent solution could be funded by County. To date, this has not taken place. Cheryl continues to follow up with County for a timeline for the repairs.

New Business:

A. Architectural uniformity:

Tom addressed all present, stated that there is a great need for all the owners to work together for uniformity for the good & value of the townhomes. Sound side and Gulf side have separate issues. Sound side- There was discussion of wood rot repairs; some owners have replaced rotten wood, with Hardie board. This was discussed last year and board approved the repairs as long as wood front of homes stay in the same direction, in the horizontal direction that is currently present on the townhomes.

Tom encouraged all to follow the documents are required.

B. ARC Requests/Updates.

All owners are required to make an ARC requests in order to make any changes, such as windows & door replacements, siding, painting, roof, etc.

#1671 Bulevar Menor requested a color change, currently: Pink/Coral, the unit is being renovated.

After discussion, the board decided not to grant the variance, as this would change to current order of color for the townhomes, board agreed to maintain conformity.

C. Updating of Rules and Regulations:

The board discussed the current Rules and Regulations, agreed the need to be updated and distributed to owner/renters/real estate companies handling weekly rentals.

Board was asked to email Cheryl with ideas for updates to rules for suggestion, to be discussed at May meeting.

D. Future 2016 Board Meetings 2016

May, August & November-Annual meeting. Normally scheduled on 3rd Thursday.

Cheryl will send dates to Board.

ADJOURNMENT:

As there was no further business, the meeting was adjourned at 6:40 p.m.