

# SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Board of Directors Meeting

May 14, 2015

## Minutes

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### **CALLED TO ORDER:**

The meeting was called to order at 6:00 p.m.

### **MEMBERS ATTENDING:**

Tom Kiernan  
Dock Boyd  
Carla Kesterson  
Mike Smith  
Jaime Cellar

### **ALSO ATTENDING:**

Mr. Hepworth  
Lacy & Beverly Collier

Cheryl Kelley – Association Manager

### **APPROVAL OF MINUTES:**

Dock made a motion to approve the February 5, 2015 Board Meeting Minutes. Jaime seconded. All in favor.

### **FINANCIALS:**

Cheryl Kelley presented the Financials for April 30, 2015.

Year to date Assessment collected \$24492.31, total expenses 19212.79, and net operating income of 5279.52  
The Balance Sheet for April 30, 2015 shows a Cash Operating balance of \$34820.96.

Cheryl noted that, since the assessments are paid quarterly, there are several owners with credit balances to date.

All owners with a balance due are sent a statement.

Tom made a motion to approve the Financials presented. Dock seconded. All in favor.

**Guest- Charlie Miller**, engineer, was present at the meeting.

Mike Smith asked Charlie to look at the drainage issue on Bulevar Menor. Charlie stated that the main issues causing the water build up on the drives and guest parking is due to the fact that; the street is 3ft higher than the property, drainage pipe needs to be larger & Inlet higher than current ditch. Charlie stated that the solution would be to cut the ditched deeper in order to create better drainage. Surveyor can tell what the slop is. County has a ditching machine. There was discussion among the board in order to get a solution. Mike suggested asking for help from Escambia County. A precedent by the county has been set by repairing the drainage; county installed a large drain at Bahia Paz drives. Charlie is willing go to County Commissioner Grover Robinson and represent the owners on Bulevar Menor. Cheryl will call or email Mr. Robinson's office to set up a meeting to present the drainage issue.

### **OLD BUSINESS:**

#### **Landscaping:**

Cheryl has met with Randy Hepworth to look over the landscaping needs for both the Gulf and Soundside. Spring flowers to be replanted at the signs entry. Trimming of bushes as needed, new pine straw added to flower beds.

#### **Hardie Board/Metal Roofs update from Architectural Committee;**

Committee met last night to discuss Hardie Board and Metal Roofs update for SRVTA.

Carla presented some information for the proposed metal roofs. Carla talked about the different types of metal seams/standing seams types. Mike Smith spoke about the variations of Hardie Board, proposed to replace T1-11 currently. Beverly Collier asked for clarification on the committee's role: Mike stated that the purpose is to select upgrades for owners to use upon replacement of siding or roofs in the future as needed when replacement is needed. Carla stated that purpose is solely to give the property current longer lasting choices for energy efficiency and an updated appearance for SRVTA.

Beverly Collier spoke and addressed the board with concerns of what is being decided by the Architectural Committee. Tom assured her that the purpose is to coordinate and propose upgrades for the owners. Tom also stated that the board's purpose is for the betterment of the whole community, we are here to serve not govern.

Lacey Collier also addressed the board with his concerns regarding Bylaws changes, and informed the board they may not make such changes. Mr. Collier advised the board that is his belief, that the Santa Rosa Townhouse Association By-laws need to be updated and re-recorded.

Cheryl stated that the board has been in discussions with Suzanne Blankenship of Coastal Law group to revitalize the Documents, this is due to the recent changes made by the State of FL, Marketable Record Title Act.

It was decided to table architectural changes at this time.

Carla made a motion to contact Coastal Law to obtain information for the process of the Revitalization of the Covenants.

Board will have a conference call with Ms. Blankenship and Mr. Collier to obtain clarification of the Board's implementation of the SRVTA By-laws as well as the Covenants & Restrictions.

### **Gulf Side Parking/compliance:**

#### **Nautical Post Project- Gulf Side**

A group effort from EPM maintenance crews (obtaining the rope & heavy posts, then delivering to property), and especially Russell and Anne Bellanger

Russell cut the all of the post, built post parking blockers, and placed them around the circle.

Cheryl stated that Russell volunteered his time and worked very hard on the project. The post has stopped visitors and especially the surfer vans from blocking driveways along the circle.

### **Sound Side Fence Painting; Tabled at this time**

### **NEW BUSINESS:**

Capital Improvement Projects: Aqua Tech Estimate to Power Wash the Gulf Side Building \$800.00

Tom made a motion to approve, Jaime seconded, contingent upon Attorney approval for board, after conference call.

Areas of Opportunity-Goals & Ideas;

Board discussed ideas for a community feel for all. Board would like to reach out to all owners and asked them "what is important to you?" Carla spoke about healthier living for the community, plans for a positive future.

### **OTHER BUSINESS:**

### **ADJOURNMENT:**

There was not further business. Therefore, the meeting was adjourned at 7:30 p.m.