

SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Board of Directors Meeting

August 13, 2015

Minutes

CALLED TO ORDER:

Tom Kiernan called the meeting to order at 6:02 p.m.

MEMBERS ATTENDING:

Tom Kiernan
Dock Boyd
Carla Kesterson
Mike Smith
Jaime Cellar

ALSO ATTENDING:

Ron & Vickie Truett
Lacy & Beverly Collier
Beverly DuFrechou
Zarda Smith
Ron Gray

Cheryl Kelley – Association Manager

APPROVAL OF MINUTES:

Tom made a motion to approve the May 14, 2015 Board Meeting Minutes. Jaime seconded. All in favor.

FINANCIALS:

Cheryl Kelley presented the Financials for July 31, 2015.

Cheryl noted year to date as of July 31st the assessments received \$35,442, the year to date budget is \$30,450 +\$4,992 for the year so far. Cheryl noted that some owners have paid dues in advance for the 3rd quarter. Expenses thru July totaling \$34,559 with a net income, \$883.48. Cash operating balance for current assets as of July 31st \$30,424.92. Cheryl went over the receivables as of July 31st and noted that the townhomes are billed quarterly so at this time they billed through September, there is one owner who has been sent a Notice of Lien, Cheryl also said the receivables are in good shape at this time. 1671 Bulevar Menor has been foreclosed, we are waiting funds from Nation Star Mortgage/Wells Fargo, and notice has been sent.

OLD BUSINESS:

SRIA Lease fee meeting/update

Cheryl presented a package regarding the Santa Rosa Island Authority updates on the lease fees reductions. A spokesmen for the Island Authority has stated likely a vote will be next Wednesday on lowering the Santa Rosa Island Authority lease fees. The belief is the lease fees will be cut by 50 percent, to be voted at the next SRIA meeting. As more information comes in Cheryl will email the information to the Board members.

Sound side Fence Painting

Many loose and bad boards on the soundside fence along Via Deluna were replaced several months ago. After replacement the boards have been left unpainted. Due to the revitalization coming up and the added expense to completely change color of fence, It was discussed to only paint the bare boards to match the existing color. Carla made a motion to paint bare boards to the same color, Mike second and all were in favor. Cost estimate is approximately \$500 a labor plus the cost to paint.

Sounds side Drainage/meeting

At the last meeting Charlie Miller was present and addressed the board of the drainage issues and what he thought would be the solutions. Cheryl has contacted SRIA along with public works of Escambia county and Grover Robertson's office and a meeting is being set up with the engineers at the property to look at the sight and then a meeting will be set up at the commissioner's office with the hopes of getting the county to help come up with a solution for the drainage. The picture that

Mike submitted shows the extreme flooding after a heavy rain. We have received good response from officials and our hopes are to get the ball rolling on this very soon.

NEW BUSINESS:

Revitalization of the SRVT Covenants & Restrictions

As noted the last meeting, many spoke about the need to update the by-laws as the covenants restrictions, as SRVT by-laws have expired due to MARTA. Tom addressed those present and stated the need to have this process started and that the documents have basically expired. There have been several conference calls and emails back and forth between the board, Coastal Law Group. The association board agrees that it is time to start the process to renew the covenant, restrictions and by-laws. Action has been put in place with Coastal Law Group to start the title search. Title search is first step. It was noted to those present that in order to get this done, it will take a combined effort from board members & owners to reach out to all owners. Tom stated that "getting this accomplished is good of all, for the value of the property and support of the association. The board has asked Coastal Law Group for an approximate range of cost for the revitalization. Coastal stated that when they get the title search back, they will be able to give us a better estimate of what it is going to cost. More information will be forth coming and all owners will be informed in the process. A majority vote will be required from the owners in order to get the revitalization approved.

Landscaping; Palm Tree Removal

Cheryl noted that at 1620 Bulevar Menor there is a dead palm tree, in a leaning position, due to the time of year we should remove the tree right away. The board agreed, and the price is \$150. Dock also noted there is some clean up needed around the Gulf Side, edging and trimming need. Cheryl said that Randy has plans to put out new pine straw in that area next week. Macs tree service will take down the palm tree on the sound side. The board also talked about palm tree trimming, Cheryl will get a price to trim the trees.

Sound side and Gulf Side needs and interest

Tom addressed the board and spoke about needs and interest for all who live on each side either the sound or the gulf. Look at the issues for each side and take on those projects, work on items for the budget for 2016. It was noted that the board did approve for the sound side, a new community dock, in 2014. The dock cost was \$6,192. There have been fence repairs to both the gulf and the sounds side that were even costs, about \$800 each. Tom asked the board members to think about ideas they have for the sounds side and the gulf side. Board will get together for budget planning; plans are to appropriate spending of \$5,200, for the gulf side, to come up with a opportunity project for the property at a later date. Tom made a motion to approve \$5200.00 for gulf side improvements/future project, Mike seconded, some discussion among the board, motion passed unanimously.

Lacey Collier asked about the use of the hardy board for repairs. Lacey asked, as an owner, if you need to replace siding due to wood rot, what is the procedure? If an owner wants to make a repair may he do that with hardy board? There was discussion regarding the horizontal and the vertical placement position and to keep the continuity of the look of the townhomes, keep same vertical placement that the boards are in right now. Tom made a motion that, "the board has no problem with owners replacing T1-11 and making repairs with hardy board, as long as the boards are replaced in the same vertical placement position and are painted the approved colors." Mike second that motion and all approved.

Alyce Reames resignation

Alyce Reames a current board member has sent in her resignation from the board. The board will accept Alyce's resignation. Tom made a motion to accept, Dock second and all were in favor.

The board has a nomination for the floor for resident on the sound side Ron Gray. Carla made a motion to accept Ron Gray as a board member Tom second and all were in favor.

OTHER BUSINESS:

Dock asked about the gate on Regency Tower/ Villas on the Gulf, gate has been open and the gate was recently closed. Tom had some information about it being mandated to keep open by Regency Towers, Villas on the Gulf did not want it to be open. Tom asked Cheryl to contact the HOA Villas on the Gulf to see what was going on and Cheryl will do that/ Dumpster on the sound side was requested for a new top because it was damaged. ECUA replaced the dumpster on the gulf side, Cheryl is to contact them to see if it was an error. (update- Cheryl did contact ECUA after this meeting and they did not replace Gulf Side dumpster in error, ECUA updating of dumpsters and said it is same size as past dumpsters.

Basketball goal on the gulf side property on Calle Bonita; the basketball goal has been out on the curb for an extended period of time, board and EPM have received complaints. This summer on many occasions a large group of kids have been spotted entering the property & using the basketball goal. The goal has been addressed as a safety issue. Also it was reported a child was almost struck by a car when he was going in between cars to retrieve the ball. The basketball goal has been requested to be taken down and it has not been taken down. Dock made a motion to contact the owners to take down the basketball goal. Tom second and all were in favor. Cheryl will contact the owner to have the basketball goal removed off the street curb.

ADJOURNMENT:

There was not further business. Therefore, the meeting was adjourned at 7:17 p.m.