

**VILLAGE BY THE SEA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 27, 2018
MINUTES**

CALL TO ORDER:

The Meeting of the Board of Directors was called to order by the Board President, Paul Nixon, at 5:40 P.M. in the Village by the Sea Community Room.

BOARD MEMBERS PRESENT:

Paul Nixon	President
Donald Ford	Secretary / Treasurer
David D'Orazi	Member @ Large

BOARD MEMBERS ABSENT:

Chris Flores	Vice President
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ALSO PRESENT:

Kyle Kruger	Lindsay Management Services
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OPEN FORUM:

Owners in attendance were provided an opportunity to address the Board.

MEETING MINUTES:

The January 30, 2018 Meeting Minutes were reviewed. Upon Motion made, seconded, and unanimously carried, it was:

RESOLVED: to approve the January 30, 2018 regular Meeting Minutes as presented.

FINANCIAL REPORT:

The Board reviewed the Financial Statements through February 28, 2018. Upon Motion made, seconded, and unanimously carried, it was:

RESOLVED: to receive and file the Financial Statements through February 28, 2018 subject to yearend review by certified public accountant.

The Board reviewed the draft budget as presented by Management with an assessment increase to \$315.00 per unit per month for residential and \$275.00 per unit per month for commercial units. It was noted that required changes in the reserve study that accurately reflect maintenance liabilities had a substantial impact on the reserve funding requirement. Upon motion made, seconded, and unanimously carried, it was;

RESOLVED: the Board approved the draft budget as presented with an assessment increase as noted above.

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FINANCIAL CONTINUED:

The Board reviewed the draft reserve studies as provided by Sonnenberg & Co. CPA's. Upon motion made, seconded, and unanimously carried, it was;

RESOLVED: the Board approved both reserve studies as presented.

The Board reviewed the tax preparation proposal as presented by Beck & Co. CPA's. Upon motion made, seconded, and unanimously carried, it was;

RESOLVED: the Board approved the proposal as presented not to exceed \$930.00.

MAINTENANCE:

The Board reviewed the outcome of the leak repairs to drywall in an owners unit. Upon motion made, seconded, and unanimously carried, it was;

RESOLVED: the Board approved ratified the repair costs in the amount of \$6,260.50.

Discussion ensued regarding the additional pest control costs for a rodent issue. Upon motion made, seconded, and unanimously carried, it was;

RESOLVED: the Board ratified approval of the \$749.00 proposal from Catch' Em Wildlife.

ARCHITECTURAL:

The Board discussed the previously approved Architectural Application submitted by 2764 # 100 to install a new hood vent for their kitchen. Upon motion made, seconded, and carried with one vote to abstain it was;

RESOLVED; the Board voted to ratify the modifications made by the Association's Contractor to the location of a fire sprinkler supply line at the expense of the owner.

The Board discussed two recently completed Architectural Changes and directed Management to follow up with letter requesting that the owners comply with the specifications in their applications.

SAFETY/SECURITY/NUISANCE:

The Board discussed the ongoing issues with the City regarding their noncompliance with the permit process for the installation of the pickle ball facility by the Church. Upon motion made, seconded, and unanimously carried, it was;

RESOLVED: the Board approved an expense of up to \$1,000.00 for a consultant's report concerning the sound impact tests completed by the firm representing the Church.

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EXECUTIVE SUMMARY

On January 30, 2018 the Board held a brief executive session meeting. At the meeting the Board directed Management to send correspondence to two owners regarding violations of the governing documents.

ADJOURNMENT: There being no further business, the Regular Meeting was adjourned at 6:50 PM. And the executive meeting adjourned at 7:10 PM.

Attest: Board Member Signature

Date