

Board Meeting Minutes  
April 5, 2011

The meeting of the board of directors for Villas I was held on April 5, 2011, at 2:00 PM, located at the Clubhouse. Directors in attendance were Richard Easton, Carol Lebel, Ruth Konkowski, and Dan Crowell and Lee Johnson. Dawn DeBonis, CAM represented management.

**Call meeting to order/establish a quorum:** Mr. Easton called the meeting to order at 2:00 PM., and stated a quorum of the board was present.

**Approve minutes March 15, 2011:** Motion was made by Ms. Konkowski and seconded by Ms. Lebel to amend the minutes of March 15, 2011 to include the approval of the sale of Unit 13398. The motion carried with all in favor.

**Terminex:** Johanna was there to give a thorough explanation of Terminex new proposals for buildings already being treated, and answered all questions from the Board and owners.

**Old Business:**

**Wood Rot Update:** All original work has been done. There is soffit that needs repair at #13366,13348,13438. 13444 needs to be done from the original list. Ms Lebel motioned and Ms. Konkowski seconded with all in favor to have Tim Scott do this work.

**Pole Light Update:** There are bids from three contractors to replace fixtures on 19 poles, 6 spotlights, and install GFCI's and lights behind mailbox.

**Owners outside lighting:** Abbott gave an estimate to update the owners outside lights. Ms. Konkowski, Mr. Johnson, and Mr. Crowell will re-inspect the lighting and get lowest possible price for repairs.

**Landscape plans for Buildings 3&4:** Mr. Crowell has an estimate from Kevin for fronts of all buildings with exception of some requests from some owners. Ms. Konkowski motioned to approve this estimate from Kevin for \$1,262.25, seconded by Ms. Lebel with all in favor. Mr. Crowell will get with Kevin about sod, rock and mulch to continue.

There was a discussion about unit 13418 and Ms. Konkowski motioned and Ms. Lebel seconded not to act on anything at this time. Unit 13434 was discussed and Dawn will call Becker and Polikoff to see where we are with this unit.

**New Business:**

**Requests from #13372:** It was motioned by Ms. Konkowski to have to approve the request of Unit 13372 for an awning on the lanai, and seconded by Ms. Lebel with all in favor.

**Review Terminex proposals:** After discussion Mr. Crowell motioned to accept the new proposals from Terminex, seconded by Mr. Johnson with all in favor for the three buildings already being treated. We will get bids from Terminex and Truly Nolan for the other building with no termite protection.

Ms. Konkowski motioned to approve the verbal request to replace an a/c unit by Fran Kiley, seconded by Ms. Lebel with all in favor.

Mr. Crowell motioned to have Management send a letter to Danette Garza reminding her to review the rental policies of Villas I as they will be enforced, seconded by Mr. Johnson with all in favor.

The rules and regulations will be reviewed for any changes that may be needed and will be worked on over the summer.

Upon receipt of document from owners our current rule concerning the dog was superseded.

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

**Owners Comments:** None

**Adjournment:** Ms. Konkowski motioned to adjourn and Mr. Crowell seconded. Meeting adjourned at 4:25 PM

Respectfully submitted by Dawn DeBonis, CAM