

Board Meeting Minutes
November 15, 2011

The meeting of the board of directors for Villas I was held on November 15, 2011, at 10:00 AM, located at the Clubhouse. Directors in attendance were Richard Easton, Carol Lebel, Ruth Konkowski, 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 10:00 AM, and stated a quorum of the board was present.

Approve minutes May 3, 2011: Motion was made by Ms. Lebel and seconded by Ms. Konkowski to waive the reading of the minutes and approve as stated. The motion carried with all in favor.

Old Business:

Approval of Sale #13404 & 13436: Ms. Konkowski motioned to approve both sales seconded by Ms. Lebel with all in favor.

Lighting Update: The lights for East mailboxes, owners outside lighting, and outlets on both sides of pool entrance have been previously approved but not completed yet. This will be completed soon. Ms. Konkowski motioned to reimburse Mr. Johnson for lighting expenses when receipts are submitted, seconded by Mr. Crowell with all in favor

Landscape: Mr. Crowell stated that the back of the buildings need to be addressed and will have Kevin get plans together for this and submit for approval. Mr. Crowell motioned that Kevin is not to remove any plants without discussing with the landscape committee or the homeowner, seconded by Ms. Konkowski with all in favor.

There are still wood rot requests to be addressed and the Board will continue with these repairs on the buildings.

New Business:

Tree Trimming: Tree trimming was done last week by a new company. There was damage done to other shrubs which Helen will get with other owners and report damages to the landscape committee.

Termite coverage on buildings: There was a discussion about which buildings are covered and those with no coverage. Mr. Johnson motioned that we cover 2 more buildings this year and 2 next year so all buildings will be covered, seconded by Ms. Konkowski with all in favor.

Discussion of 2012 Budget: Mr. Easton motioned to table this discussion seconded by Mr. Crowell with all in favor.

Palm Trees behind Building #9: The trees behind building 9 need to be thinned out and the Board would like to get input from the owners of this building to see what they would like. The Board is waiting for a response from the inspector so they will know what their options are regarding the Mogahogany trees. Options discussed were cleaning the gutters more often or having the trees taken out. Until a decision is made Mr. Crowell suggested cleaning the gutters more often. The Board would like to have the owners opinions about this also.

Portable Awnings: There has been a request to purchase a portable awning for the long tables. Mr. Crowell motioned to approve the purchase of the awnings as long as there is room to store them seconded by Ms. Konkowski with all in favor.

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

Building Cracks: Mr. Johnson motioned to patch and paint cracks in building 7 seconded by Ms. Konkowski with all in favor.

Update on foreclosure sale: The hearing was held. The property was sold and purchased online. The former owner petitioned the judge for reconsideration that it was not sold for enough money. The petition was granted by the judge. The next hearing will be December 7 to consider the petition.

Pool Liner: There has been a request to consider having the pool relined. Some people have had reactions to the fiberglass deteriorating in the pool and may need to be done sooner than the 2013 scheduled time.

Owner comments: Owners want to know more about what is covered by the Association and what is required by the owners. Management will arrange with our Agent to attend our January meeting for any questions. Owner questioned if there is a plan of where to store pool furniture during storms or hurricanes.

Adjournment: Ms. Lebel motioned to adjourn and Mr. Johnson seconded with all in favor. Meeting adjourned at 11:33 AM

Respectfully submitted by Dawn DeBonis, CAM