

VILLAGE LAKES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES OPEN SESSION

January 11, 2016

CALL TO ORDER: The January 11, 2016, Board of Directors Open Session Meeting was called to order at 6:37 p.m. by Ms. Bernardy, President.

ATTENDANCE: Present were Board Members Ms. Bernardy, Ms. Ms. Henley, Ms. Teachout, Mr. McClain and Ms. Briody. Also present were Property Manager, Mr. Lewis, Mr. Smigel from SMS Security and seven homeowners.

OPEN FORUM:

1. Homeowners on Windham Dr. suggested establishing a neighborhood watch program and questioned the cost effectiveness of the security service. A lengthy discussion took place with the security company regarding responsibilities. The security officer on duty will call the police. Neighbors smoking marijuana is a problem. SMS will create a survey to be distributed to the homeowners. A committee can be formed for neighborhood watch and will be reported on next month. A flyer can be distributed.
2. Homeowners on Kenton Ct. discussed concerns about water leak. The homeowners were informed about the responsibility of the homeowner for repairs on the homeowner's property. Arrangements can be made for community water shutoff for repairs
3. Homeowner on Foxboro Ln. discussed concerns about security and reported that his home was broken into. The slider was open when they returned home. Cost effectiveness of the security service was questioned. Asked for clarification on the security officer being posted in different locations.

Minutes from November 9, 2015 HOA meeting. A letter was submitted by Mr. Lewis to clarify the November minutes. The Board discussed the request and agreed that the minutes could be clarified. The November minutes will be reviewed at the next HOA meeting in February. A motion was made and seconded to accept the clarification by a vote of 5/0.

FINANCIAL: The financial report for November 2015 was presented by Mr. Lewis. There was another expenditure for minor repairs which exceeded the budgeted amount. Mr. Lewis will provide clarification. A motion was made and seconded to approve the financial report by a vote of 5/0. The financial report was approved pending audit.

REPORTS:

Landscape: No report.

Architectural: Ms. Christian was unable to print the report due to computer problems. It was noted that the house that was fire damaged and rebuilt still has not been painted. The use of a spreadsheet was discussed. All violations will be recorded on the spreadsheet. Security will send violations for the spreadsheet. The Board does not need copies of letters. Three trash can violations will be a ticket from security and then a warning. The fourth will result in a fine letter. Letters will begin going out again.

Maintenance: none

Security: Mr Smigle addressed homeowner concerns. Topics discussed were: gates at entrances, golf cart, neighborhood watch, different security options. He will present the various options next month.

UNFINISHED BUSINESS:

1. Roles of Officers and the management company. Each board member discussed their responsibilities throughout the month.
2. Financial discrepancies were discussed. Further information will be provided.

NEW BUSINESS:

1. Contracts – Landscaping was deferred by a vote of 5/0. Security proposals were discussed. No action taken.
2. Slurry coat dates were discussed. Work will be delayed due to possible rain.
3. Sand bags were discussed. A handyman will be hired at the rate of \$100 per 50 sandbags from EVWD. A motion was made and seconded to arrange for the sandbags by a vote of 5/0

ADJOURNMENT: The meeting was adjourned and the Executive Session of the Board was reconvened.

NEXT MEETING DATE: The next meeting will be February 8, 2016



Marianne H Briody
Secretary