

# VILLAGE LAKES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES OPEN SESSION

February 8, 2016

**1. CALL TO ORDER:** The February 8, 2016, Board of Directors Open Session Meeting was called to order at 6:30 p.m. by Ms. Bernardy, President.

**2. 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.

### **3. OPEN FORUM:**

a. Homeowner on Foxboro wanted follow-up on security survey. He feels that the cost of security is too much. He also feels that the monthly dues are too high for the amenities that are provided. The homeowner is concerned about crime and would like to see more done to combat it. The Board suggested forming a committee to discuss crime issues and options. The homeowner is willing to participate. The homeowner commented on a letter announcing a community wide water shutoff that was received after the water was turned off and the wasted cost of postage.

b. Homeowners on Windham Dr. questioned the responsibilities of the security service. Was told by a security officer that the sheriff is not notified of events. The homeowner should call police when needed. Reported on neighborhood watch program. There are homeowners that are willing to participate. He suggested having the monthly HOA meetings closer to the community.

c. Homeowner on Brenton Pl. reported an arrow was shot through his fence and landed on his property. The homeowner expressed concerns about the mailing for the water shut off that was received after the water was shut off and the wasted expense. He offered to arrange for new signs to be used to notify of water shutoffs and brought samples. Also expressed concerns about crime. The homeowner reported that the space numbers are not visible in the RV lot and offered to paint new numbers. He will obtain the materials and will be reimbursed with a receipt. He reported that Henry the goose was killed last month.

d. Homeowner on Strathmore suggested a text alert system for immediate notifications from the association. She reported that the lights at the pool were on at 5:15 and should be adjusted. A light is out at the pool. She asked about the yard sale in April. It is scheduled. She noted a home that is in need of several repairs.

e. Homeowner on Kenton Ct. reported a street light out. He was advised to report it to Edison.

#### 4. MINUTES

November 8, 2015, HOA meeting. Deferred pending attachment letter.  
January 11, 2016 a motion as made and seconded to approve the minutes as written by a vote of 4/1. Ms. Teachout abstained.

#### 5. REPORTS

**a. Architectural:** Ms. Christian reported that the wrought iron fence in front needs paint. She would also like to see the landscaping at the entrance improved. She noted that several homes need attention. A spreadsheet was developed to log violations. Report submitted.

**b. Security:** Mr Smigle was no longer present and did not report homeowner concerns.

**c. Maintenance:** The streets in the community are scheduled for a slurry coat seal in March. A notice with a map will be sent to the homeowners.

**d. Other:** Block wall repair was discussed. A motion was made and seconded to approve shared expense with the homeowner at 50/50 with approval.

**6. FINANCIAL:** The financial report for December 2015 was presented by Mr. Lewis. A motion was made and seconded to approve the financial report by a vote of 4/1. Ms. Teachout abstained. The financial report was approved pending audit.

#### 7. UNFINISHED BUSINESS:

- a. Roles of Officers and the management company. None.
- b. Fence repair was discussed as 5d Other.
- c. Sandbags for lake was discussed – a motion was made and seconded to suspend acquisition of additional sandbags, by a vote of 5/0.

#### NEW BUSINESS:

None

**ADJOURNMENT:** The meeting was adjourned and the Executive Session of the Board was reconvened at 8:40pm.

**NEXT MEETING DATE:** The next meeting will be March 14, 2016



Marianne H Briody  
Secretary