

**Vacation Village Condominium Association**

**Meeting Minutes**

**June 17, 2017**

**In Attendance**

Brian McConnell, President

Tim Hauser, Treasurer

Richard Kitching, Secretary

Lynn Nicolai, Director

**Also in Attendance**

Michele L. Kirk, Manager

**Brian McConnell called the meeting to order at 10:00 a.m.**

**Open Forum**

There was no open forum

**President's Report**

- 1. We are in the process of a software update therefore we will update the financials at the next scheduled Board of Directors Meeting**
- 2. The pool party will be held on August 12, 2017**
- 3. Per the Rules and Regulations, Unit Owners must be current with all monies due the Association to use the property amenities. This includes Unit Owners who lease their unit.**
- 4. Frank Hauser a long-time owner and Board Member has sold his unit. I would like to Thank him for his years of service to this community. The Board will be appointing a new Board Member.**
- 5. BE Patient. We are currently hiring new employees to fill positions in all departments therefore it will take additional time to provide services.**

**Reading of the April 22, 2017 Meeting Minutes**

**Motion**

Tim Hauser made a motion to dispense with the reading of the April 2017 Meeting Minutes. Richard Kitching seconded and the motion passed unanimously.

## **Motion**

Tim Hauser made a motion to approve the April 2017 Meeting minutes. Lynn Nicolai seconded and the motion passed unanimously.

## **Fines and Violations**

Tim Hauser made a motion to approve the April 2017 fines and violations. Lynn Nicolai seconded and the motion passed unanimously.

## **Appeal of Fine 8923 and 8924**

The Board listened to an appeal on violation number 8923 and 8924. The Board unanimously agreed with the fines and violations committee and the unit owner will be fined a total of \$400.00.

## **Treasurer's Report**

We are in the process of a software update. The financials will be read at the next scheduled Board Meeting.

## **Management Report**

### **Sales**

There was one sale in the month of April and six sales in the month of May. Six units are primary residents and two will be a second home.

### **Leases**

There were five leases signed in the month of April and sixteen signed in the month of May. All tenants signed the Crime Free policy and passed the background check.

## **Asphalt Work**

Holiday Trail asphalt work will begin on June 20, 2017. During this time, the trail beginning at the south end through Montego Colony will be closed to traffic. A discussion will have to be held as to how to accommodate our handicapped residents. The Asphalt company will also be repairing the walkway to the sea wall that was damaged.

## **Pass and guest enforcement**

Unit Owners have the right at any time to request a pass to allow guests the use of the pool, guests must have their pass with them, while at Vacation Village. Tenant's must have owner approval for a pass to be issued to a guest. Tenants must accompany their guests while at Vacation Village.

## **The Pool**

The pool attendant will be checking property passes. Each unit is allowed up to four guests.

## **Patios**

The patio blocks have been ordered. There is a list of patios in the office based on safety issues. We continue to receive requests and will put them in the order they are received.

**Trees**

Tree removal will not begin until late August and September.

**Unit Owners who lease**

We have requested our attorney draft a contract that will strictly outline the responsibilities of Unit Owners when hiring a manager. This contract must be used beginning July 1, 2017.

**Pic nic Tables**

Must be requested by Thursday at 12:00 for weekend use.

**Adjournment**

Lynn Nicolai made a motion that the meeting be adjourned at 11:57. Richard Kitching seconded and the motion passed unanimously.