

Vacation Village Condominium Association

Meeting Minutes

August 19, 2017

In Attendance

Brian McConnell, President

Tim Hauser, Treasurer

Richard Kitching, Secretary

Also in Attendance

Michele L. Kirk, Manager

Brian McConnell called the meeting to order at 10:03 a.m.

Open Forum

57-3 Dog walking areas throughout the property

50-5 Being proactive with the flooding

39-7 Gutter cleaning

36-2 Marina Light outages

48-4 Parking on the trail

48-11 New construction

57-1 Trail usage

36-4 Trail

48-8 Structure of unit

President's Report

1. Thank you to the residents who attended that Annual Vacation Village Pool Party. Total expenses not including wages were \$10,196.00. Pool Party Income was \$10,598.00. Wages for the event were approximately \$1,785.00.
2. It is imperative Boaters put their Vacation Village decals on their boat! During the flooding when piers and walkways were submerged it was difficult to identify boats in our waterway.
3. Property Accident and injuries.

Reading of the June 17, 2017 Meeting Minutes

Motion

Tim Hauser made a motion to dispense with the reading of the June 17, 2017 Meeting minutes. Richard Kitching seconded and the motion passed unanimously.

Motion

Tim Hauser made a motion to approve the June 17, 2017 Meeting minutes. Lynn Nicolai seconded and the motion passed unanimously.

Fines and Violations

Tim Hauser made a motion to approve the June and July 2017 fines and violations. Richard Kitching seconded and the motion passed unanimously.

Treasurer's Report

Income

	Actual	Budget	Variance	YTD Actual	YTD Budget
	\$125,891.31	\$127,781.55	(\$223.58)	\$885,376.81	\$962,309.85
	<i>Under Budget due to Assessment income</i>				

Expenses

	Actual	Budget	Variance	YTD Actual	YTD Budget
Association	\$45,544.22	\$49,284.00	(\$449.82)	\$332,388.42	\$352,490.31
	<i>Under Budget</i>				
Wages & Benefits	\$51,748.71	\$57,054.75	\$5,306.04	\$355,026.23	\$399,383.25
	<i>Under budget due to reduction in Public Safety and Landscaping staff</i>				
Administrative	\$2,280.65	\$4,973.00	\$2,692.28	\$20,723.31	\$34,810.51
	<i>Under Budget</i>				
Recreational	\$0.00	\$1,366.67	\$1,366.67	\$11,349.66	\$9,566.69
	<i>Seasonal</i>				
Property Utilities	\$7,362.37	\$4,583.00	(\$2,779.04)	\$31,990.06	\$32,083.30
	<i>Under Budget</i>				
Common Area	\$12,381.34	\$15,291.67	\$2,910.33	\$71,511.73	\$107,041.69
	<i>Over Budget due to plow installation for Maintenance truck</i>				
Year to date	\$119,317.29	\$132,553.68	\$13,236.39	\$822,989.41	\$935,375.76

Management Report

Sales

There were thirteen sales in the month of June and two sales in the month of July. Six units will be a primary residence and nine will be a second home.

Leases

There were ten leases signed in the month of June and eight leases signed in the month of July. All tenants signed the Crime Free policy and passed the background check.

Asphalt Work

Holiday Trail asphalt work is tabled until after the Labor Day holiday.

The Pool

The pool is scheduled to close on Labor Day. The Board should decide if we should keep the pool open until September 16, 2017, weather permitting.

Public Safety

Public Safety will continue to check passes at the property entrance, do not be offended if your asked to show your Vacation Village ID.

Unit Owners / Family Members

We have requested that our attorney review policies whereby a Unit Owner purchases a unit for the sole purpose of a family member to live here. Vacation Village will require a background check and crime free policy in these situations. Furthermore, an addendum will be required that outlines the Owner and family member's responsibilities. This issue will be turned over to Legal counsel to review to determine what steps should be put in place.

Canopy

Requests to install canopies have been considered. The Board will allow one to be installed to see how it looks and make a final decision at the next Board of Directors meeting.

Adjournment

Richard Kitching made a motion to adjourn the meeting at 12:15 p.m. Tim Hauser seconded and the meeting was adjourned.