

Vacation Village Condominium Association

Meeting Minutes

November 18, 2017

In Attendance

Brian McConnell, President

Tim Hauser, Treasurer

Richard Kitching, Secretary

Lynn Nicolai, Director

Joe Florio, Director

Also in Attendance

Michele L. Kirk, Manager

Brian McConnell called the meeting to order at 10:07 a.m.

Open Forum

57-1 Meeting Minutes on Website and memo posting

50-7 Security shining light in windows

39-9 Lighting on property and canopies

33-4 General

Presidents Report

Reading of the October 18, 2017 Meeting Minutes

Motion

Tim Hauser made a motion to dispense with the reading of the October 18, 2017 Meeting minutes. Richard Kitching seconded and the motion passed unanimously.

Motion

Tim Hauser made a motion to approve the October 18, 2017 Meeting minutes. Lynn Nicolai seconded and the motion passed unanimously.

Fines and Violations

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

Treasurer's Report

Income

Actual	Budget	Variance	YTD Actual
\$124,982.00	\$131,421.13	(\$6,439.00)	\$1,238,783.00
<i>Under Budget due to Assessment income</i>			

Expenses

Association

Actual	Budget	Variance	YTD Actual
\$46,896.00	\$49,284.00	\$2,388.00	\$474,563.00
<i>Under Budget</i>			

Wages & Benefits

Actual	Budget	Variance	YTD Actual
\$51,029.00	\$57,055.00	\$6,026.00	\$509,418.00
<i>Under budget due to reduction in Public Safety and Landscaping staff</i>			

Administrative

Actual	Budget	Variance	YTD Actual
(\$314.00)	\$4,973.00	\$5,287.00	\$31,158.00
<i>Under Budget</i>			

Recreational

Actual	Budget	Variance	YTD Actual
\$0.00	\$1,367.00	\$1,367.00	\$23,648.00
<i>Seasonal</i>			

Property Utilities

Actual	Budget	Variance	YTD Actual
\$4,613.00	\$4,583.00	(\$29.00)	\$44,838.00
<i>Under Budget</i>			

Common Area

Actual	Budget	Variance	YTD Actual
\$27,262.00	\$15,292.00	(\$11,970.33)	\$122,179.00
<i>Over Budget due to asphalt</i>			

Year to date

Actual	Budget	Variance	YTD Actual
\$129,485.00	\$132,554.00	\$3,069.00	\$1,205,804.00
<i>Under Budget</i>			

2018 Proposed Budget and year-end projections 2017

A detailed discussion was held by category to review the projected year-end expenses for 2017 and the proposals for 2018. The Proposal was mailed to all Unit Owners for their review.

Budget 2018

Motion

Tim Hauser made a motion that we approve the proposed 2018 budget without an increase to assessment for 2018. In addition, he proposed that boat slips and boat parking be increased by \$50.00 per space. Lynn Nicolai seconded, and the motion passed unanimously.

Management Report

Sales

There were three sales in August and 3 sales in September. Three units will be primary residents and three will be vacation homes.

Leases

There were thirteen leases signed in the month of August and nine signed in the month of September. All tenants signed the Crime Free policy and passed the background check.

Asphalt Work

Due to the inclement weather, the asphalt work was not completed this week. The work will be completed on Tuesday, October 17, 2017 and the trail will re-open on October 18, 2017. The second phase of this project will begin on Monday October 23 through October 24th. The trail will be closed October 23rd and October 24th. It will re-open on Wednesday, October 25, 2017.

Discuss residents demanding we make accommodations.

Boat Slip and Storage increase

Discussion and Motion.

Gator

One is on order. It will be in within six weeks. I will order a second one in January as we do not use them in the winter months.

Budget

A motion must be made to approve the approved budget for resident mailing.

Canopies

Discussion and decision. The Board decided not to permit canopies.

Office hours on Fridays

Office hours on Fridays will remain 9-3

Gate System for Late night hours

I would like to research an automated system for the gate.

Adjournment

Motion

Richard Kitching made a motion to adjourn the meeting at 11:36 a.m. Lynn Nicolai seconded, and the motion passed unanimously.