

Vacation Village Condominium Association

Meeting Minutes

October 27, 2018

In Attendance

Brian McConnell, President

Richard Kitching, Vice-President

Bob Stasek, Treasurer

Joe Florio, Director

Also in Attendance

Michele L. Kirk, Manager

Brian McConnell called the meeting to order at 10:01 a.m.

Open Forum

- 11-5 Firewood**
- 23-1 Maintenance area**
- 50-5 Rentals and Black topping**
- 50-7 Number of items**
- 33-4 Parking alternate Lanes/rows**
- 57-1 Budget**
- 39-3 Parking / bolts**
- 11-5 Maintenance/paving**
- 23-1 Hay Bales**
- 50-5 Snow**
- 42-1 Parking and rentals**

President's Report

- 1. Boats must be out of the water by November 1, 2018**
- 2. Update on Rules Committee?**
- 3. Polling Unit Owners on purchasing Dog Hill and the berm**
- 4. We officially have a Facebook page, Vacation Village Fox Lake**

Reading of the September 27, 2018 Meeting Minutes

Motion

Richard Kitching made a motion to dispense with the reading of the September 27, 2018 meeting minutes. Joe Florio seconded the motion and the motion passed unanimously.

Motion

Richard Kitching made a motion to approve the September 27, 2018 meeting minutes. Joe Florio seconded the motion and the motion passed unanimously.

Treasurer's Report

A detail of the September 2018 financials were read. The detail of the current delinquencies were read and discussed in detail.

Budget 2018 Projections and 2019 Budget Proposal

The 2019 Budget proposal was discussed in detail. There were changes made to several General ledger expenses.

Motion to Approve Proposed 2019 Budget

Richard Kitching made a motion to approve the proposed budget with an increase of 2% to Unit Owners. Bob Stasek seconded and the motion was unanimously approved.

Management Report

Sales

There were two sales in the month of September. One unit will be used as a primary residence and the second as a vacation home.

Leases

There were eleven leases signed in the month of September.

Snow Removal Policy

The Board should review the current snow plow procedures. I would like to request that an addition be made to our policy whereby residents, during heavy snowfalls, must move their vehicles within twenty-four hours so we can plow the lot and parking spaces. I would also like to recommend that all motorcycles be moved to winter parking during the winter months.

Spay and Neuter Program

Vacation Village volunteer residents will work with Sand Gordon to trap stray cats. All adoptable cats or kittens will be taken to the Spay and stray shelter and adopted out.

Cats that are not adoptable (feral), will be medically checked vaccinated, chipped, spayed or neutered and released back on the property. For the cats that are rereleased, there will be a \$35.00 fee.

Motion

Bob Stasek made a motion to permit the spay and neutering program and to pay the fees. Joe Florio seconded and the motion passed unanimously.

More Aggressive Collections

Per our declaration, collections should be sent to the attorney at (30) days. I would recommend we begin doing this. Reminders that Unit Owners who lease their unit will not be approved unless their assessment account is at a zero balance.

Third Party Management

Notification was sent to Unit Owners regarding the Management Office and Board of Directors and that they will no longer deal with third party Management. The Board will need to review the rules on violations and decide if tenant can attend on behalf of owner's who live out of the area. In addition to the new policy, Unit Owners who lease their unit will receive copies of the leasing policies.

Dog Policy

I am receiving an extreme amount of complaints about Owners/Tenants that do not comply with our dog walking policies, specifically walking dogs in the designated areas. This matter is ongoing.

Adjournment**Motion**

Richard Kitching made a motion to adjourn. Joe Florio seconded and the motion passed unanimously.

The meeting was adjourned at 1:38 p.m.