

Vacation Village Condominium Association

Meeting Minutes

December 22, 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 10:02 a.m.

Open Forum

17-8 Insurance and repairs from fire

23-1 Playground and mulch

63-3 Holiday décor and cats

39-3 Fees, lighting and cats

57-1 lights and 2% increase

50-7 Election and 2% increase

11-5 Maintenance request

62-7 Landscape request

42-1 Misc.

President's Report

This portion of the meeting was omitted to spend additional time on the 2019 Budget Proposal

Reading of the October 27, 2018 Meeting Minutes

Motion

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

Motion

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

Treasurer's Report

A detail of the expenses as of November 30, 2018 financials was provided.

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 the 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.

The Board will review the finances in April to determine if the increase will remain.

Motion

Richard Kitching made a motion to hold a Separation discussion regarding Michele Kirk's employment. This motion was seconded by Joe Florio and passed unanimously.

Approval of the October and November Fines and Violations

Motion

Joe Florio made a motion to approve the October and November fines and violations with the change that a fine of \$50.00 be removed based on the appeal during executive session. Bob Stasek seconded and the motion passed unanimously.

Management Report

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Management Report

Sales

There were three sales in the month of October. One will be used as a primary residence and two will be vacation homes.

There were four sales in the month of November. All units will be a primary residence.

Leases

There were ten leases signed for a one-year term in October and eleven signed in November.

Property Update

- 1. The Maintenance staff continues to paint the hallways throughout the building. Once completed they will begin painting individual doors. If a Unit Owner is not available we will supply the paint.**
- 2. Once the hallways are complete Maintenance will begin removing the carpeting. Foyer areas will be done in laminate and the stairs will be carpeted.**
- 3. The pavilion will be repainted and new furniture will be installed after the Christmas season is over.**
- 4. The Le Club will be repainted and new flooring will be installed.**
- 5. Paving will begin at the end of March. This will include the remainder of the trail, the fire lane and areas around the garbage enclosures.**

New Employees in Public Safety

We have three new employees in Public Safety. Please be patient during their training.

Building 17

This process began in June, and Vacation Village took over in September. The fire caused damage to six individual units. To date, Maintenance has spent approximately 113 hours specifically on this building to expedite repairs and clean up. The bids, permitting were lengthy especially when you have six units. We can finally see the end as we have passed inspections for plumbing, electric and insulation. We are hoping to have the final inspection next week and the individual owners will then finish their repairs. We will continue to subrogate with the owner at fault but had no alternative then to pay for the repairs and deductibles. The cost has been \$38,784.00. This does not include employee man hours, electric, heaters etc.