

VACATION VILLAGE CONDO ASSOCIATION

ANNUAL HOMEOWNER'S MEETING

APRIL 15, 2016

Board Members present: Sandy Hamilton, President, Paul Marconi, Sr., Vice President, Sue Anderson, Secretary, David Picciano, Treasurer, Jenny Wagner, Advisor, Cris Wagner, Advisor, and Paul Marconi II, Advisor. Village Manager, Beth Yousey, also present.

The meeting was called to order at 5:12PM by Paul Marconi, Sr., Vice President. Proof of notice of meeting was provided and mailed to all homeowners of record. Beth Yousey reported that the number of homeowners in attendance and proxies received totaled 107, which is enough to constitute a quorum. This will be a qualified meeting. Beth thanked Jean Britton for her outstanding effort in contacting homeowners to submit their proxies. Marie Flom, #175, requested a correction to the minutes as written. A motion was made by Sue Anderson to approve the adjusted minutes of the April 10, 2015 Annual Homeowner's Meeting as noted, seconded by David Picciano, and votes to approve were 6 Yes, 0 No and 0 Abstain.

The annual Financial Report was highlighted by Paul Marconi, Sr. He reported total Reserves of \$390,501.21 and total Assets of \$609,001.25 as of 12/31/15. Paul commented that the village is in good shape in his opinion. Paul thanked all board members for all their efforts throughout the year in making the improvements seen in the Village. Paul also thanked Beth and the entire staff for all their efforts as well. Sandy Hamilton highlighted the recap included in the packets of all the projects completed as prepared by Beth Yousey.

Committee Reports:

Cris Wagner updated the audience on upcoming projects. He and Sandy are currently reviewing areas for extra parking. He noted the continuing work on replacement of stairs for units.

Beth Yousey's manager's report included highlights of the projects completed. She has implemented a new linen program for the rental program and a "car tag" program for guests which make it easier to identify guests. This also helped the parking issue. The Village is still working on the erosion process. Trenches were cleaned out and helped to direct water flow to the overflow area. She is actively looking for solutions to help the units still affected by water flow. Sand bags are available to units if needed.

Kay Melvin Barnes reported on the social activities for the 2016 winter season. She stated things went very well, especially events that involved food. Water aerobics was new and a welcome addition to the calendar, with attendees between 5 and 23 per session. She is looking forward to next year and the addition of a couple new things.

Paul noted the election for the Board of Directors positions open. There were 4 spots open, but only 3 names submitted this year. The members this year will be Sandy Hamilton, Jenny Wagner, and Paul Marconi, Sr.. Paul thanked Paul Marconi II for his 6 years of service on the board.

A vote to change the quorum needed for meetings was sent to all homeowners of record. There were 86 Yes votes and 25 No votes, so the motion to change the required quorum to 25% will carry.

The floor was opened for discussion.

Kay Melvin Barnes #38, wanted to address the satellite dish situation in the Village and the removal of them. Paul stated that we have been working with Brighthouse for more economical alternatives and if the owner wants satellite, there are specific locations for the dish, not on the unit. Bill Knowles #69, questioned the change to the by-laws and wanted clarification. Paul explained that the change was specifically for the quorum needed for meetings.

Don Drury #65 asked for an update on the proposed sewer tie-in with Torchlight and the new sub-division. Sandy reported plans were modified and updates will be provided as we go along. Fred Sinclair, GW180 asked if, in the future, they could come back and ask for payment for services to the sewer line. Tom Kelley #42 inquired about obtaining city water in the future. This project was put on the backburner temporarily due to costs over \$300,000, but will be reviewed in the future.

Mr. Setniwas #27 and #28 requested a resolution to an A/C problem. Beth was not made aware of the situation supposedly created by the lawn care personnel. Beth will have our engineer look at it and report back to the owner. A number of homeowners commented on erosion issues, sodding areas, leaves on the ground, trees needing to be trimmed, and possibly putting guards on gutters to help with water problems. Beth is working with the landscaping company to address issues. This issue will continue to be a priority for the board. Leslie Johnson #6 inquired about the upkeep of sprinkler systems. Paul stated that this is a homeowner responsibility. Velma Walker, CV4A, inquired about the storage area and the trimming of the vines. Beth will address this and will be cleaning out the storage area. It was suggested that we put gravel on the grounds in the RV area by the owner of #64. Sandy reported that we are working on a parking spot allocation for each unit.

A homeowner asked about the possibility of direct deposits for Canadian owners on the rental program. Beth explained that we have a new reservation system in place and that she will be working on this for the future. Kay Barnes questioned the amount of traffic through the Village. Beth explained that the back gates will be locked again effective May 1st. She asked everyone in attendance to say something if you see something. Beth and David are currently working on pricing for electronic gates.

We were informed that Mr. Jim Merola passed away approximately 3 weeks ago. Our thoughts and prayers go out to his family.

A motion to adjourn was made by Sandy Hamilton, seconded by Paul Marconi II. All in favor.

The meeting was officially adjourned at 6:22PM.

Respectfully submitted by:

Susan Anderson, Secretary