

VACATION VILLAGE CONDO ASSOCIATION  
ANNUAL HOMEOWNER'S MEETING  
APRIL 7, 2018

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

The meeting was called to order at 10:18AM by Paul Marconi, Sr.. 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 72, which is enough to constitute a quorum. A motion was made by David Picciano to approve the minutes of the April 1, 2017 Annual Homeowner's Meeting as included in our packet, seconded by Sue Anderson, and votes to approve were 4 Yes, 0 No and 0 Abstain.

The Financial Report shows Total Reserves of \$267,372.35 and Total Assets and Liabilities of \$366,080.67 as of February 2018. Paul thanked all board members for all their efforts throughout the year and also thanked Beth and the entire staff for all their efforts as well. Hurricane Irma has put a strain on our funds and immediate needs will be addressed and further issues discussed during the board of directors meeting. All in all, the Village continues to look good.

Committee Reports:

Beth Yousey's manager's report included the following: It has been a busy winter and she hates to see everyone go. She stated that there were numerous cancellations, mostly due to illness. With that in mind, this has caused a need to amend our cancellation policy for next year. There is a 60 day cancel policy and if cancelled within that parameter, no problem, the \$500 deposit will be returned. It is hard to find last minute bookings to fill spots and this small deposit helps to offset the loss of revenue to the homeowner. The water tank is still on schedule and due to arrive on April 16<sup>th</sup>. She will notify residents of the install date and there will be a 2 day boil water alert. Landscaping is a work in progress. FEMA has picked up one large pile from the property at no cost to us. Our landscaping person has been picking up leaves and continues to work on this. Since we have cut back trees, there are 72 stumps that need to be ground. This is expensive and will be done later in year due to budgetary considerations. Parking issues are still an issue in the back area and the problem is being addressed daily. Our RV storage is almost at capacity. Many items have not been moved in years. Beth will identify all objects and remove those items not current. She is asking that anyone who has a vehicle in the storage area, leave a key for her so that if it needs to be moved, it can be. We are hoping to update the storage area in the near future. Currently, the VVR website is down for updating. Beth gave everyone the address to the owners section on the FloridaVacationVillage.com website. And last thing, if you see something that doesn't seem right, say something. If it is urgent, call the police. Beth can't do anything the next day after an incident has occurred. We are all part of the community.

Kay Melvin Barnes reported on the social activities for the 2018 winter season. She stated things went very well, especially events that involved food. The last pot luck was well attended by approximately 66 people. Taco Tuesday and Karaoke was added this year and well received.

Sandy Hamilton discussed the fact that we are still continuing clean up due to Hurricane Irma. Our bank accounts are stressed due to Irma. Our goal is to fund what we can and do only what is necessary at this time. The village does look good and the staff is doing a good job. Sandy thanked Kay and her helpers for her "winter" work and she also thanked all the homeowners in attendance today. Mr. Wilkerson gave high praise to Beth and the staff on getting the Village buttoned down in prep of Hurricane Irma, and we were truly blessed that we did not suffer more damage.

David Picciano stated that there are 2 CD's coming due the end of April and we are looking to combine with PNC to make 3 accounts into one. Also, we are in the mode to build up reserves again.

Paul noted the election for the Board of Directors positions open. There were 4 spots open and 4 candidates. The candidates taking positions this year will be Paul Marconi, Sr., Sandy Hamilton, Don Anderson, and Sharon Weel. These are 2 year terms. Welcome to all the old and new board members.

Anne McMillan, Unit 183, inquired about golf carts being allowed on property. There is nothing in the documents prohibiting these. Sandy Hamilton stated these would be considered as a second vehicle and are not to be parked on the grass. Anne also asked about our policy on smoking. Beth stated that no smoking rules would be discussed at the board meeting and signs will be placed throughout the Village with designated smoking areas. Jim, Unit 64, asked for an update on his roof. Beth has secured 3 bids from roofing companies and Jim is recommending we consider Clermont Roofing for our needs. Repairs are approximately \$11,000 at this time. Karen Drury, Unit 65, inquired if her ARC request had been approved. Beth stated it had been denied originally and asked that Karen re-submit to the ARC committee. Mr. Kelly, Unit 42, questioned the status of connecting to the sewer lines for the new development down the road. Beth stated that the developers had not returned any of her calls, and she does not believe they want to work with us. Marine Flom, Unit 175, wondered if any serious thought had been given to what we would do if we had another large problem because things did come up that were very costly due to Hurricane Irma. Sandy Hamilton is asking the homeowners to consider a special assessment to bump up our funds. This is something that other HOA's have done previously. We will be discussing this further in the September budget meeting. She invited ideas on raising funds without raising fees. Currently we charge \$75 for renting out the Rec Hall. Also, we have called some companies about putting up solar panels in the front 3 acres. She also stated that another option would be to sell the Beach House as an additional condo. We keep the property but it brings income as another unit. Sandra Small, Unit 63, informed the audience that she owns another condo and it was a cost of \$108,000 to hook into sewer and there was a special assessment of over \$5,000 to each unit owner to cover this cost.

Finally, three items were submitted to the homeowners for consideration. The request to approve the waiving of an audit for fiscal year 2017 was approved with 62 Yes, 9 No, and 1 Abstain votes. The request to approve the waiving of the fully funded reserves was approved with 50 Yes, 21 No and 1 abstain votes. The request to approve amendment 3.6 of the condo documents that each unit shall have 1 parking space and any additional vehicles will be charged a monthly fee, determined by the board of directors, was approved with 56 Yes, 14 No and 2 abstain votes.

There will be an Organizational meeting for the new board of directors immediately following the annual homeowners meeting.

A motion to adjourn was made by Sue Anderson, seconded by Cris Wagner. All in favor. The meeting was officially adjourned at 11:02 AM.

Respectfully submitted by:

Susan Anderson, Secretary