

VACATION VILLAGE CONDO ASSOCIATION

ANNUAL HOMEOWNERS' MEETING

APRIL 6, 2019

Board Members present: Paul Marconi, Sr., Vice President, Sue Anderson, Secretary, David Picciano, Treasurer, Sharon Weel, Cris Wagner, Don Anderson, Advisors, Village Manager, Beth Yousey, present.

The meeting was called to order at 10:10AM by Paul Marconi, Sr. 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 60, which is enough to constitute a quorum. A motion was made by David Picciano to approve the minutes of the April 7, 2018 Annual Homeowner's Meeting as included in our packet, seconded by Sharon Weel, and votes to approve were 6 Yes, 0 No and 0 Abstain. Thank you to volunteer Election Inspectors, Nancy Nunn and Pete Brockman, who assisted Beth Yousey with the tabulations.

Paul Marconi made a special presentation honoring Sandy Hamilton, President Emeritus for all her years of service and dedication to Vacation Village. Sandy Hamilton passed away in November 2018 and was instrumental in many improvements to the Village that she loved for many years. She was a very loving and caring person and will be sorely missed by all. A plaque will be hung in the Recreation Hall in her honor.

The Financial Report shows Total Assets and Liabilities of \$305,983.20, Reserves of \$177,911.78 and Liabilities of \$34,321.93 as of December 2018. Total Income YTD actual was \$20,091.26. The rental program Profit & Loss statement showed a Net Income of \$49,488.36. Paul updated the homeowners of the major happenings throughout the year such as replacement of the water tank and the tree trimming along the property lines. SECO Energy shaved all the trees on the south property line from Highway 27 to the sewer treatment plant. The sewer treatment plant had been without power for a number of days after Hurricane Irma and this cut back was necessary to protect that feeder line that serves the plant. 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. All in all, the Village continues to look good.

Committee Reports:

Cris Wagner reported that he was moving along on the A Frame decks being repaired. There are 6-7 left to be done; however, building permits are taking longer than normal, over 2 months, before being issued. Sharon took a minute to thank the entire crew. Our winter guests had a great time this year. David Picciano reported that Reserves were building slowly and improving. There are only 57 units on the rental program but we are still making money so that is a positive. Defaults are down to \$61,000 and we are addressing our all accounts proactively. Paul updated the audience on the process of handling delinquent accounts. First a letter of default is sent, if no response then a letter of intent to lien is sent by our attorney, and if no response then a notice is sent for foreclosure on the property. We currently have a unit under foreclosure being dealt with. We expect the court to order the eviction in the very near future and the tenant will be removed from property. Don Anderson thanked all the homeowners and guests for coming out today.

Kay Melvin-Barnes reported on the social activities for the 2019 winter season. All in all it was good. Some things will be evaluated and adjustments will be made for next season. Anne McMillan was teaching pickle ball and this was

extremely well received. Paul thanked Kay and her great team of volunteers for all the hard work and for making the winter season very enjoyable. We had 100% occupancy this year and there was a waiting list as well.

Bob Giffen, Unit #12, asked that we save the trees surrounding the compound. He suggested that the Board consider storage units on the west side of the RV storage area and he felt that there would be much interest from our guests to rent these. He also asked the Board to reconsider the proposed rates. Paul told Bob that the Board would review and set the rates for the RV parking area. Velma Walker, Unit #18, inquired if there is insurance for items stored in the RV area. Beth stated that occupants are responsible for insuring their own items as noted when signing the rental agreement. Sandra Small, Unit #63, inquired about the HOA fees charged for the A frame versus Villa and wanted to know why there were different prices being charged. Sue explained to her about the initial basis of 500 sq ft for a villa and 625 sq ft and rates are set for each. The A frame is considered 25% larger and charged 25 % more in fees. Fred Sinclair, Unit #180, verified that the A frame is 25% larger than the Villa and therefore charged that way. Leslie Johnson, Unit #6, asked what the length of the contract is for cable. The original contract was for 5 years and there are 3 years left. Don Johnson did a lot of work for very little money on our bundle. Henry Kones, Unit #46, said we were doing a great job. Anne McMillan, Unit #183, said that guests were coming back year after year and are seeing the improvements and are happy with that. Cris Wagner, Unit #146, asked that the Board consider individual storage sheds for units. Reggie Melrose, Unit #173, purchased unit last year, and is satisfied with the condo. Paula Kones, Unit #46, asked the board to consider bike racks in the Village. Dave Watts, Unit #56, stated he does not leave his bikes outside. Claire Brockman, Unit #19, asked if the HOA fees are going to increase if storage units are bought by the Village. Paul responded negatively. He also stated that it is the intent/goal of this Board to hold maintenance fees for next year. Gil Mandy, Unit #21, Bob Giffen can store his stuff in his shed. Gil stated that our lawn care expert, Rob, needed to do weed whacking and edging around the units. Anne McMillan, Unit #183, asked that we consider a smaller push mower for the smaller areas. Velma Walker, Unit #18, informed the audience that the social committee installed 2 benches in memory of Judith LaPierre at Sunset Ridge, so please stop and take a look and enjoy them in memory of Judith. A homeowner asked about gutter cleaning and who is responsible. Beth has been addressing the issue and the maintenance team has been assisting with cleaning. Beth also let the audience know that roofs will be coming up for replacement in the very near future. Leslie Johnson, Unit #6, would like divided gutters to divide the cost of clean out between owners. Jim, HT9A, suggests the use of gutter guards to help with the leaves.

Paul noted the election for the Board of Directors positions open. There were 4 spots open and 6 candidates. The candidates taking positions this year will be Sue Anderson, Kay Melvin-Barnes, David Picciano, and Cris Wagner. These positions are 2 year terms. Welcome to all the old and new board members.

There will be an Organizational meeting for the new board of directors immediately following the annual homeowners meeting. The next Board of Directors meeting will be July 12th at 5PM and the Budget meeting will be September 27th and 28th. Video conferencing may be available, Beth will check into this.

A motion to adjourn was made by Sue Anderson, seconded by Cris Wagner. All in favor. The meeting was officially adjourned at 11:29 AM.

Respectfully submitted by:

Susan Anderson, Secretary