

VACATION VILLAGE CONDO ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING

APRIL 8, 2023

Meeting was called to order at 11:40AM by President Paul Marconi.

Directors in attendance: Paul Marconi, Sharon Weel, Sue Anderson, Cris Wagner, and Theo Schaap. David Picciano was present via Zoom. Village manager Tina Cooper was also present.

Proof of notice of meeting was duly posted. Quorum established.

At the annual meeting, the homeowner membership voted and have appointed four directors to the Board for the 2023-2024 year. Karen Tefft, Adam Narvaez, Sue Anderson, and David Picciano were elected to fill positions on the Board of Directors. The Board of Directors held nominations for positions on the Board as follows: Paul Marconi was nominated for President by Theo Schaap and seconded by Sharon Weel, Karen Tefft nominated Adam Narvaez for President and seconded by Sue Anderson, Sharon Weel was nominated for Vice President by Paul Marconi and seconded by Sue Anderson, Sue Anderson was nominated for Secretary by Paul Marconi and seconded by David Picciano, David Picciano was nominated for Treasurer by Paul Marconi and seconded by Sharon Weel, Theo Schaap, Adam Narvaez, and Karen Tefft were nominated for Advisors. Votes were as follows: Paul Marconi received 5 votes and Adam Narvaez received 2 votes for the President position. Sharon Weel, Sue Anderson, and David Picciano each received 7 votes for their proposed positions and motions for all positions were accepted.

Officially, your 2023-2024 Board of Directors will be President, Paul Marconi; Vice President, Sharon Weel; Secretary, Sue Anderson; Treasurer David Picciano; Advisor, Theo Schaap; Advisor, Adam Narvaez; and Advisor, Karen Tefft. Congratulations to the entire Board of Directors.

A motion to approve the Board of Directors meeting minutes for February 23, 2023 was made by Theo Schaap and seconded by Sharon Weel. Minutes were approved 5 Yes, 0 No and 2 Abstain (Karen and Adam, new members).

One item on the agenda to review was an ARC request by homeowners of Unit 167 to plant bushes dividing the grassy area between their unit and unit 168 for privacy matters. They also requested a small partition wall between the 2 units as well on the back side. The homeowners will be responsible for maintaining the bushes and grassy area and for building the small partition not to extend past the roof line. The request was approved with 7 Yes and 0 No votes. A reminder to all homeowners that all structural work to units must be submitted and approved prior to work starting.

Verizon Wireless wishes to move forward with installing a cell tower at the back of the property line and will be paying rent to the Village. Paul stated that notices will be sent to all homeowners of record for voting purposes.

The next Board of Directors meeting will be held April 20, 2023, at 4pm in the Village Rec Hall and via ZOOM.

A motion was made to adjourn by Adam Narvaez and seconded by Sue Anderson. Motion approved 7 Yes and 0 No. Meeting adjourned at 12:02PM.

Respectfully submitted:

Susan Anderson, Secretary

VACATION VILLAGE CONDO ASSOCIATION

BOARD OF DIRECTORS MEETING at Recreational Hall and via TELECONFERENCE

FEBRUARY 23, 2023

Board of Directors meeting was called to order at 5:05PM by President, Paul Marconi. Village Manager Tina Cooper and 20 homeowners present in Recreation Hall plus 5 online.

Directors in attendance: Paul Marconi, Sr., Cris Wagner, and Theo Schaap. Sharon Weel and Sue Anderson present via ZOOM. David Picciano joined late. Kay Melvin-Barnes was absent.

Proof of notice of meeting was duly posted. Quorum established with 5 members present.

Motion to approve the board meeting minutes of December 29, 2022, was made by Sue Anderson, and seconded by Sharon Weel. Minutes were approved 5Y, 0 No, and 0 Abstain. David Picciano late for vote.

Motion to approve the board meeting minutes of October 15, 2022, was made by Sharon Weel, and seconded by Cris Wagner. Minutes were approved 5Y, 0 No, and 0 Abstain. David Picciano late for vote.

Paul Marconi reviewed the Condominium and Rental financial summary as of February 21, 2023. Total Assets for combined Rental Operations, Security Deposits, Condominium Operations and Money Market accounts are listed at \$483,051.79. The office and directors continue to work on financial reports and adjust/improve readability of statements for our homeowners.

Reports – Officers and Committees – Paul reported that property values are up as measured by recent sales ranging between \$130,000 and \$155,000. Our units are very desirable. But inflation has hit us hard. Finding and keeping employees is very challenging, as are all of the cost increases we are experiencing. Tina reported that things are going well. Tree trimming has been progressing for about 4 weeks and should be completed soon. The new pool chairs have arrived after a very long delay from the supplier. She is in process of hiring 2 more staff for the maintenance department, 1 for maintenance and 1 for lawncare. The new computers were installed in the office. Tech installer still working on backup process. Cris reported that 3 decks had been completed, 2 loads of concrete were delivered for 7 parking spaces and 1 dumpster pad. The steps on the back of the Rec Hall and the stairs to the Maintenance shed are next to be completed. The permits were finally approved by the county and roofing will start next week.

David reported that he and Tina are finalizing the closing of accounts at Truist and moving to PNC. This should be finished by next week. The re-zoning for the front parcel is still under review by the county. David is looking to obtain a temporary re-zoning for the shed people to move in. Theo has been working on bids for fencing a section of the property from the sewer plant south to the property line next to Torchlight. He currently has 2 bids on vinyl fencing and will be looking for a bid on chain-link fencing. Also, the lights on the front sign have been improved. Sharon reported she has been diligently working with Beverly on our QuickBooks and cleaning up statements making them easier to read. She says Beverly has a very good handle on this. Sue welcomed all to the meeting and thanked her fellow board members and all the village staff for keeping the village altogether and a pleasant experience for all our visitors.

Nikki Schaap, our new Social Activities leader, reported that activities were going very well and people seemed very pleased. There are potlucks scheduled, 50/50 drawings, golf, pickleball, crafts, Bingo, and Poker. A complete list of activities and times is available at the front office.

Two ARC requests were reviewed. Unit #153 was approved with notations to build within the current structure and there are to be no modifications to the roof. Unit #187 has requested new windows for the unit. The homeowner has been approved to install new windows that have been approved by the village at their own expense. Windows are a homeowner expense. Paul reminded all homeowners that structural work must be approved prior to work beginning. If in doubt about any renovations, please direct the inquiry to the office prior to start. Paul also reminded homeowners that LLC's will not be approved as new owners. This was due to a situation in the past that cost the village \$50,000 and the board then adopted the policy rule. Any changes in title or deed must also be approved. Any owners before the policy introduction were grandfathered in. Paul read the letter to the audience that had been drafted by our attorney regarding this matter. The current records will be reviewed for accuracy.

Open discussion – Items brought up during the open discussion by homeowners were as follows. Peter Hanneman #120, inquired about the water inspection. Tina clarified the inspection and informed the owners that Plant Technicians monitor our sewer plant and water tanks daily. Also asked for further clarification on structural changes and the approval process. Paul explained. Patty Warren #29 thanked the crew for the additional parking spaces but asked about the sidewalk repairs and what was being done with units having 2 and 3 cars parked. She is still looking for improved lighting at the entrance to the village to prevent possible future accidents. Theo will investigate this. Tina replied that the car issue was being handled. Patty also voiced her disappointment with the staff having to blow leaves off her patio on a repeated basis. She would like them removed. Tina replied that staff have been there blowing leaves on a regular basis, but Patty is not satisfied. Marcel Weel #142 stated that the solution to this problem will be addressed when the trees in that court have been trimmed and this is scheduled for next week. Don Drewery #65 asked if he could get a breakdown on where the monthly fees are going as a percentage possibly, and suggested this would make it easier for homeowners to understand. Robyn Perry #42 also inquired about making the financial statements easier to read. David Picciano will take on this task and provide a breakdown to answer these questions. Wendy Sitzmann #136 inquired about the LLC changes and Paul read the letter to the audience. Both units #65 and #120 asked about our pest control company and service they provide. Massey believes that treating the outside will prevent problems on the inside. If you have a problem, please call the office for the next visit by Massey. Nikki Schaap #189 asked for a status on the list created on a recent walkabout by Theo and Kay. She is especially concerned about trash/animals in a neighboring unit. Tina will review. Paul Van Staveren #56, stated this was their first meeting via Zoom and at times it was very difficult to hear questions/answers from the crowd. Someone had questioned about an insurance company and Paul stated that he had a very good recent encounter with State Farm on Highway 50. He also inquired about the 3 cars in unmarked spots near his unit that never moved. Marcel Weel #142 asked if the fence near the pool gate on the west side had ever been repaired. Cris stated it was expected to be completed in the next two weeks. A BIG VACATION VILLAGE WELCOME to all our new homeowners, glad to have you here with us!

Paul reminded all that the next meeting will be our Annual Homeowners Meeting on Saturday, April 8, 2023, at 10:00AM.

A motion to adjourn was made by Sue and seconded by Sharon, all approved. Meeting was adjourned at 6:06PM.

Respectfully submitted,

Susan Anderson, Secretary