

SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Board of Directors Meeting

February 5, 2015

Minutes

CALLED TO ORDER:

The meeting was called to order at 6:00 p.m.

MEMBERS ATTENDING:

Tom Kiernan
Dock Boyd
Carla Kesterson
Mike Smith
Stan Mulder

ALSO ATTENDING:

Dotty Hepworth
Anne Belanger
Russell Belanger
Cheryl Kelley – Association Manager

APPROVAL OF MINUTES:

Stan Mulder made a motion to approve the October 6, 2015 and the November 8, 2015 Board Meeting Minutes. Tom Kiernan seconded. All in favor.

FINANCIALS:

Cheryl Kelley presented the Financials for the year end of 2014 and January 2015.

Cheryl stated that, as of December 31, 2014, the balance in the current Operating Account is \$29,541.00 for the year end. The year-end Receivables are in very good shape with only two showing a balance due and a credit of \$951.00 for pre-paid assessments.

Cheryl presented the January 31, 2015 Financials with a balance of \$37,918.00. Cheryl noted that, since the assessments are paid quarterly, there are several owners with credit balances.

The Balance Sheet for January 31, 2015 shows a Cash Operating balance of \$37,918.00.

Income for January 2015 is \$12,942.00. Expenses is \$4,565.00 with a Net Income, for January, of \$8,376.00.

The Accounts Receivables were discussed, as of January 31, 2015. Cheryl noted that the quarterly billing was January 1, 2015. Therefore, the balances showing on January 31, 2015 reflect January 1-March.

There are only two units that show an outstanding balance over \$500.00, two billing cycles/2 quarters. One is in foreclosure (Unit 1671) and the other has been sent a Notice of Lien. Anyone with a balance is sent a statement.

Tom Kiernan made a motion to approve the Financials presented. Stan Mulder seconded. All in favor.

OLD BUSINESS:

Revitalization of the Covenants:

There was some communication from Coast Law Group to Cheryl. Susan at Coastal Law Group asked to follow up. Back in early October there was some communication with Ms. Kesterson regarding recording of the by-laws that were ratified at the 9/18 Meeting along with the Articles of Cooperation. Coastal asked as to what the status was of the Santa Rosa Villas Townhouse Board & if the association is still interested in moving forward with the Revitalization.

The Board was asked to read over an Article regarding a Marketable Recording Title Act and there was discussion among the Board as to the cost. Cheryl did state that it is costly to have the

Covenants revitalized but felt that it's very important. The Board is to think this over and discuss at the next meeting.

Landscaping:

In the drive on the east side of the Sound Side there are vehicles that have been parking along the grass. The Board discussed putting new sod or some kind of landscaping there to replace the bare area and put up No Parking and Tow Away signs in that area.

Cheryl is to look at the dumpster area and update that area and also look at the grass on the Gulf Side area and talk to Randy Hepworth on some upgrades for the landscaping.

Drain Update – Belevar Menor

We have a proposal quote from Wayne Sellers for drainage at 1627 Belevar Menor. Specs for drainage repair as follows:

The water seems to be unable to drain from the parking area due to the area behind Calle because of the height of the road adjacent to the grass. Placing a 4-inch pipe under the adjacent grass area will cause the water to drain into the catch basin. The cost is \$300.00.

Long Range Planning – Hardie Board & Metal Roofs

The Architectural Committee is looking into the two types of Hardie Board. They will meet separately and approve the Hardie Board and bring it back to the Board at the next meeting for final approval.

The Architectural Committee for the Sound Side is:

Carla Kesterson
Mike Smith
Ron Gray
Brenda Glasser.

The Architectural Committee for the Gulf Side is:

Russell Belanger
Dotty Hepworth
Beverly Collier
Jaime Celler

Carla presented some information for the proposed metal roof. She asked everyone to drive by 915 Ariola and look at the open, exposed, fasteners and the roof line because it's the kind of metal roof that the ACC Board is looking into for approval.

NEW BUSINESS:

No Parking / Tow Away Signs:

Due to the parking problems, especially on the Gulf Side, during the Spring and Summer months, Tow Away signs have been ordered and will be placed on site along the curbs and the areas where there is parking problems.

Fence Repairs:

The broken fence post on the Sound Side have been repaired. Cheryl is going to get a cost to paint it a color or paint it white. The damages on the Gulf Side fence were repaired.

Santa Rosa Island Authorities / Gulf Power Street Lights – Calle Bonita

Cheryl met with Gulf Power back in November to ask for three new street lights on the Gulf Side. She's also spoken with Santa Rosa Island Authority and requested that the Island Authority replace these lights.

The lights would be a turtle friendly, low-beam bulb street light for the Gulf Side. As soon as Cheryl hears back from Gulf Power or Paulo at SRIA on who is going to pay for the lights and she will let the Board know.

Capital Improvement Projects:

Tom discussed with the Board the expense spent last year on the dock for the Sound Side. He commented that the Gulf Side also needs some work and he'd like to keep this in a balance for having improvements for both sides. Tom asked for ideas for the Gulf Side- mentioned by those present; was a sitting area. Dock made mention for a walk-overs to the Gulf. Tom has stated that the SRIA owns the beach and that we need to request with them for a walk-over. Cheryl is to contact the SRIA and talk to Paulo or someone that's an authority to help us get authorization and cost for a walk-over. There was discussion among the Board for various ideas needed for enjoyment for the Gulf Side.

Seasonal Rentals – Rules for Garbage, Parking, Pets, Etc.

Real Estate companies that handle the weekly rentals will be notified by Etheridge Property Management as to the renters behavior with parking, rules for the garbage, rules for parking, rules for pets being walked in the designated areas and being picked up after, and not blocking parking for the neighbors during big weekends out at the beach.

OTHER BUSINESS:

Mike Smith spoke about the Hardie Board and said that the Architectural Meeting will be Monday, February 9, 2015.

ADJOURNMENT:

There was not further business. Therefore, the meeting was adjourned at 7:35 p.m.