

SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Board of Directors Meeting

May 19, 2016

Minutes

CALLED TO ORDER:

The meeting was called to order @ 5:30 p.m.

Introductions of Board Members and Owners present were made.

Board MEMBERS ATTENDING:

Tom Kiernan
Stan Mulder
Mike Smith
Carla Kesterson
Jaime Cellar
Ron Gray
Bruce Clark
Ron Truett
Andrea Miller

Owners Present

Mike Olympia
Lacy and Beverly Collier
Troy Atkins

Cheryl Kelley – Association Manager

APPROVAL OF MINUTES:

Bruce made a motion to approve the February 2016 Board Meeting Minutes. Ron seconded. All in favor.

FINANCIALS:

Cheryl Kelley presented April 2016. Cheryl presented a summary of accounts & actual year to date, comparing to budget year end.

All owners with a balance due are sent a statement. Quarterly billing has been sent to owners. One account is with Attorney for collections, notice to garnish rent will be sent.

Old Business:

A. Revitalization of SRVT Covenants & Restrictions:

Final drafts have been forwarded to State of FL, Business Regulations Dept. for final approval. Goal is to have Revitalization finalized by August 2016.

B. Landscaping: Sprinkler System timer board, bad valve to be replaced.

1612 Palm Tree Removal, incident

Mack Tree Service was contacted to remove Dead Palm tree on the Bryant's deck # 1612. The request was in response of neighbor in concern that the dead palm may fall onto the homes or decks. Inadvertently, another palm on Bryant's deck was also removed, the Bryant's were very upset over this and also had deck boards damaged during this process. Board members have visited the Bryant's and looked at the deck damages.

There was discussion on how to repair the deck and resolve the issue. Mack Tree Service is a subcontractor and responsible for damages, he is aware of this fact.

Cheryl will contact Mack Tree service, to coordinate the Palm replacement and Deck Repairs as agreed to by Bryant's and Tree Service.

In summary it was decided by Board, Palm Trees will be trimmed by Association, Owners should notify management if they do not want deck palms trimmed.

C. Sound Side Drainage update

Cheryl, Mike and Charlie Miller had a meeting at County offices with Commissioner, Grover Robinson and engineers on September 3, 2015, regarding Santa Rosa Villa Townhomes, Bulevar Menor road flooding, sound side, during heavy rains. After discussion and presentation of pictures verifying the flooded road, it was decided that County would help to alleviate the flooding by cutting areas and lying of pervious cement, until a more permanent solution could be funded. To date, this has not taken place. Cheryl continues to follow up with county for a timeline for the repairs. **Tabled, still awaiting County to respond as promised.**

D. Updating of Rules and Regulations:

Board agreed until revitalization of Documents is completed, Rules and Regulations will stay as is. EPM office will re-type and send the current rules to owners by email and mail.

New Business:

A. ARC Requests/Updates:

All owners are required to make an ARC requests in order to make any changes, such as windows & door replacements, siding, painting, roof, etc.
#1722 Calle Bonita new construction Plans have been approved by SRIA, County and Board.

B. Violations:

Letters have been mailed to Owners and residents, as instance arise.
Ron Gray made statement about installation of metal roof on back side on his townhome, aware this was a violation of covenants and not an approved roof. He stated that he would resign from board if so requested.

- C. 2016 Board Meetings: August 18th
2016 Annual Meeting: November 5 @ 10a.m.

Other Business:

Carla said that there will be a Tax meeting at Hemmingway, owners should contact Fleming & Fleming Attorney, Pensacolabeachlease@gmail.com is the website for owners/lessors to send copy of Land Lease. Carla stated way to fight paying taxes & Lease fees, owners must protest. Worth getting involved.

Walkovers-Gulf Side, Information has been requested from SRIA

ADJOURNMENT:

As there was no further business, the meeting was adjourned at 6:42 p.m.