

COLONIAL LINKS VILLAS ASSOCIATION BOARD OF DIRECTORS MEETING
November 17, 2014
MINUTES

1. President Helen Blatt called the meeting to order at 5:00 p.m. Also in attendance were: Mike McCampbell, Vice President/Secretary; and Dick Jacobs, Director at Large. Kerry Black from Resort Management was also in attendance.
2. A quorum was established.
3. **Appointment of Bill Hollowsky as Board Member:** Mike McCampbell motioned (second by Dick Jacobs) to appoint Bill Hollowsky as a Board member to replace John Andolino, who resigned on October 29, 2014. Motion passed unanimously. Mr. Hollowsky attended the rest of the meeting and participated as a Board member.
4. **Approval of Minutes (October 20, 2014):** Helen Blatt moved (second by Dick Jacobs) to approve the October minutes. Motion passed unanimously.
5. **Appointment of ARB Members:** After an explanation by Helen Blatt of the duties of the ARB, Dick Jacobs motioned (second by Mike McCampbell) to appoint Mary Ellen Travis (chair) and Bill Hollowsky as members of the ARB.
6. **Treasurer's Report/Delinquency Report:** Helen Blatt reported that, as of October 31, 2014, the Operating Account had a balance of \$99,771.41 and the Reserve Account had a balance of \$341,555.91.

The Treasurer's Report was approved unanimously after a motion by Bill Hollowsky and a second by Dick Jacobs.

OLD BUSINESS

7. **Lawn/Tree Maintenance:** Greenscapes sod proposals #77152 (\$88.62) and #77185 (\$20.67) were approved unanimously after a motion by Mike McCampbell and a second by Dick Jacobs.

Kerry Black advised the Board that the homeowner at 2082 Crestview Way had complained to her about Greenscapes' failure to trim a palm tree on her property as scheduled. The homeowner requested that Greenscapes make a special trip to trim the tree at a cost of \$75 to the Association. Ms. Black reported that Greenscapes indicated to her that a crew had tried 3 times to trim the tree, but could not do so due to a car in the driveway. The Board took no action on this issue, stating that Greenscapes could trim the tree (at no extra cost) the next time they were working in the area.

- 8. Irrigation:** Helen Blatt reported that the broken pipe and washout near the Hoover Pump near 1880 Crestview Way has been repaired and grass/sod has been replaced.

NEW BUSINESS

- 9. Roof Cleaning: Blastmasters Proposal:** Dick Jacobs reported that Blastmasters will begin roof cleaning of all homes on Crestview Way during the week of January 2015. The price to clean driveways, walkways, lanais, and soffits will be \$85 for those homes **not** scheduled for roof cleaning. Ms. Blatt advised that she would put this information in the next scheduled association newsletter.

Mr. Jacobs went on to report that Blastmasters proposed to power wash the sidewalk across from the pool for \$50. Mike McCampbell motioned (second by Dick Jacobs) to accept this proposal. Motion passed unanimously.

- 10. Approval of Proposed 2015 Budget and Reserve Plan:** After a motion by Dick Jacobs (second by Mike McCampbell), the Board voted unanimously to approve Draft #2 of the 2015 Colonial Links Villas Association Budget of \$164,840 with a quarterly maintenance fee of \$540 per unit. The \$540 per quarter is the same as 2014.

- 11. Homeowners Liability Insurance:** Kerry Black called attention to the requirement of Section 9, "Insurance and Condemnation," of the Colonial Links Villas documents, specifically Section 9.1.1, paragraph 2, that requires each homeowner to have comprehensive liability insurance not less than \$300,000 per occurrence for personal injury and property damage. The section also requires that each homeowner....."shall supply to the Association a certificate showing such insurance to be in effect and the premium for such insurance to have been paid for the forthcoming year." She advised that Crestview Villas Association has begun sending out letters to their homeowners requesting this information.

Mike McCampbell motioned (second by Bill Hollowsky) to begin the process of sending letters to all Colonial Links Villas Association homeowners requesting proof of the required insurance. Motion passed unanimously.

- 12. Roof Replacement:** Dick Jacobs reported that, at the current rate of inflow, there is a shortfall in the Roof Reserve Account to pay for roof replacement. This is primarily due to the overly optimistic view that the roofs will last 40 years and the current replacement cost of \$30,000 to \$35,000 per roof. Helen Blatt commented that the Board needs a plan to address this issue and asked Bill Hollowsky and Kerry Black to come up with some options.

COMMENTS/QUESTIONS: None

ADJOURNMENT: The meeting was adjourned at 5:55 p.m. after a motion by Mike McCampbell and a second by Bill Hollowsky.

DATE FOR NEXT MEETING: December 15, 2014, at 5 p.m.