

Country Club Villas Homeowners Association  
Monthly Board Meeting  
March 13, 2018  
Unit 8D at Condos

**Call to Order:** 7:05 PM

In Attendance : Board members ... Pete Witzemann (presiding), Grady Griffith, Nancy Kester, Mary Pappas, Janis Stefl

Owners: Dalene Meek, Shirley Beasley, Peggy Puckett/Bookkeeper, Manager Taylor Livingston, Outside Contractor: Ron Pryor

Meeting was called to order.

Tenant from Unit 10C spoke to the Board asking to have the recent parking violation and fines dismissed. After tenant pleaded his case and left the Board made a unanimous decision... Due to repeated violations on the part of tenant and his roommates, it was decided that the owner would be contacted and asked to evict the tenants for failure to follow the Rules of the CCV HOA.

Feb minutes were approved.

Financials for Feb 2017 were presented. The only issues mentioned which were outside normal were failure of owner at 2B/6C to pay dues. Bookkeeper is contacting him by phone and email. Due to absence of a manager the outside contracting expense for Ian to sweep the common area and to open/close the pool is higher than expected; however with the absence of Manager Payroll expense, overall budget is in line. Financials were accepted by unanimous vote.

- A. New manager was introduced. He and family will move in on the 15<sup>th</sup> of Mar.
- B. Those present were updated on the status of the litigation between CCV HOA and Mr. DeVecentis. State Farm may not be able to represent us under our liability clause because THE ASSOCIATION DID NOTHING WRONG... SF may now be waiting for DeVecentis' attorney to file the lawsuit. Board agreed they just want this to be settled. Cut our loses as soon as possible. Attny Thrower is back on board.
- C. State Farm is unable to write a policy for Worker's Comp. AVI is working up a quote.
- D. Hot tub leak has been found and fixed The grout needed to be re-done to stop the leak. Between Joni and Ron it will be resolved and open soon.
- E. Issue arose last week with a tenant that did not realize he could not fly his drone in and around the condos. Police were called. He now understands it is against the law. Private property is off limits to drones ... per the FPD
- F. Locust trees are infested with boring beetles. Mgr will contact Larry's Pest to come out and treat all trees systemically and give us a proposal for removing any trees that are too far gone.
- G. Board reviewed the status of issues that are unresolved at Unit 20A. Grady will mail the letter by Cert Mail explaining that owner is REQUIRED to do the following: Repaint damaged stucco where sidewalk painting created overspray, remove unauthorized fire pit, paint or remove dog gate on patio, haul off hammock stand in common area.
- H. Bath house needs new water heater. Issues that arose with tenant putting soap in hot tub might be reason enough to get a surveillance camera for area. Janis is checking on what's available.
- I. Ron Pryor is working up a bid to finish the items in 8D which still need attention.

**OLD BUSINESS:**

- A. Basin is still working on getting all the dish mounts in place on the buildings that have new flat roof upgrades. All owners will need to be notified of the proper placement for satellite

dishes. Currently Bldg 12 is the only one complete and ready for correct placement of dishes.

- B. Water line repair front of bldg. left us with a pot hole that will need "hot patched" or other solution. Mgr will follow up.
- C. R. Pryor reported that the bath house needs a new door and drain lines need to be snaked. Ron will figure out if there is adequate space in the wall to vent to the outside to avoid any mold in the future. Faucet (hose bib) in men's room needs to be removed.
- D. Roof/soffit area is leaking at units 8C,12B , 14B and 15D Pryor will do the repairs next week. He will also check the wing wall at 10A and 8C to see what can be done to shore them up.
- E. Pryor was authorized to start the metal structural trim project as soon as time allows.

Next meeting will be April 10, 2018 at Janis Steff's unit #19B at 7PM

Meeting adjourned: 8:30 PM

Minutes prepared by : Peggy Puckett