
VILLAROSSO

Residences at DTC West

MEETING MINUTES

BOARD OF DIRECTORS REGULAR BI-MONTHLY MEETING

July 28, 2015 4:00pm

The regular bi-monthly meeting of the Board of Directors of VillaRosso Residences at DTC West Condominium Association was called to order at 4:00 PM on Tuesday, July 28, 2015, by Association President, Charles Kellogg.

The following Board Members were also present:

Bill Boyington, Member at Large
Susan K, Member at Large
Carl Sullivan, Vice President
Michael Stefanik, Sec/Treas.

Rob Williams, Association Manager, was present.

One homeowner attended the meeting.

Homeowner Forum:

It was a concern of a homeowner that a derelict motor vehicle has been parked for too long in the north parking lot under her window which is against the rules of the association. She requested that the derelict vehicle be removed as soon as possible. *The Board directed the manager to write a letter to the owner of the vehicle advising of the rule regarding derelict vehicles in the guest parking lot and to have the vehicle removed immediately.*

Review of Minutes:

The Minutes of the May 26, 2015 regular meeting were presented and reviewed by the Board. Carl motioned to accept the meeting minutes as presented, seconded by Mike, and unanimously agreed by the remaining members. The motion was carried.

The Minutes of the June 30, 2015 special meeting were presented and reviewed by the Board. Carl motioned to accept the meeting minutes as presented, seconded by Bill, and unanimously agreed to by the remaining members. The motion was carried.

Monthly Operating Reports:

Rob presented the May and June 2015 Monthly Operating Reports for approval. The Board reviewed and discussed the various reports. Mike voiced concern regarding certain anomalies in the June 30 Balance Sheet where some entries did not agree with that month's bank reconciliation. Rob agreed to research those errors and make corrections.

Unfinished Business Presented:

- **Boiler room heat exchanger repair:** *Quote from Design Mechanical seemed out of line. Rob will research other options.*
- **Driveway repairs, crack fill and seal coat:** *Quotes are being solicited by Rob with few viable responses likely due to a very busy season in the industry.*
- **Fly Control:** *Ongoing with screening being installed by Joe Elen, handyman contractor.*
- **New No Parking Zone at P2 Driveway:** *Order signs and have striping on the driveway denoting a no parking area painted.*

New Business Presented:

1. **Exchange Deeded Parking Spaces between Units 205 and 410:** *The Board considered a request from unit owner to swap parking space assignment and approved the request unanimously.*
2. **Storm Damaged Carpet Unit 702:** *Board decided this is a homeowner responsibility. Homeowner should seek relief from their personal insurance provider.*
3. **Digital House Antenna:** *Rob suggested that a new digital antenna could be installed in place of the present analogue unit to serve residents who wanted to receive over-the-air broadcast of local stations. Rob should proceed with researching this option.*
4. **New Irrigation Timer:** *Rob proposed an internet enabled sprinkler timer should be installed in place of the unit that has failed. Board approved the purchase and installation of the unit by the manager.*

There being no further business before the Board, it was motioned by Bill to adjourn the meeting. The motion was seconded and the meeting was adjourned at 6:33 pm.

Minutes transcribed by Rob Williams
Association Manager

The foregoing minutes were approved by the Board of Directors

on _____.

Michael Stefanik, Secretary/Treasurer