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# VILLAROSSO

Residences at DTC West

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## MEETING MINUTES

### BOARD OF DIRECTORS REGULAR BI-MONTHLY MEETING

**March 25, 2015**

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The regular bi-monthly meeting of the Board of Directors of VillaRosso Residences at DTC West Condominium Association was called to order at 4:05 PM on Tuesday, March 25, 2015 by Association President, Charles Kellogg.

The following were also present:

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

Sandy Marks, Association Manager, Handy Sandy, LLC

The Minutes of the January 27, 2015 regular meeting were presented and reviewed by the Board. It was motioned by Charles Kellogg, seconded and unanimously agreed to accept the January Minutes as presented.

Sandy then presented the February and March 2015 Monthly Operating Reports for approval. The Board reviewed and discussed the various reports. Mike motioned to accept the Operating Reports for February and March 2015 Monthly

Operating Reports as presented. The motion was seconded and it unanimously carried.

### **Old Business Presented:**

- Kitchen stack cleanouts; on hold. *Charles will do with new manager.*
- P2 overhead door operator gear box leak; *completed.*
- Declarant's annexation rights of the empty lot directly west of VillaRosso. *Awaiting April 7<sup>th</sup> report. Charles and Bill met with the developer, shared the board's objections and awaiting response from developer.*
- Boiler room heat exchanger repair. *Schedule for mid-summer.*
- DHW boiler #2 requires 4 cracked burners be replaced. *Proposal approved by board, work completed in May.*
- Driveway repairs, crack fill and seal coat. *TBD after west property is completed.*
- P2 exterior retaining wall damage; Board directed Sandy to make that area of the P2 entrance a no parking zone to prevent continued retaining wall damages. Stripe/No Parking driveway and post No Loading or Un-Loading sign(s). Moving vans and vendors making deliveries will be directed to park along the curb in front of Unit 103. *The change has been implemented. Awaiting driveway repairs to be completed for striping and signage.*
- Flies (see last page of report) *TBD*
- Pella retrofit for sliding door locks. *Incomplete.*
- Unit 705 water leak. *Completed.*
- Handy Sandy contract. *No longer required.*
- Have new exterior trash room doors painted. *Scheduled to be completed on June 4<sup>th</sup> 2015 by Millennium Painting. Hallways to be touched up at same time.*

### **New Business Presented:**

- CD's transferred to Guarantee Bank money market fund as a holding account for expiring CDs and for the Board to invest further from.
- Handy Sandy transition/hand over progress
- Replaced broken old lap top computer

There being no further business, it was motioned by Carl to adjourn the meeting. The motion was seconded and the meeting was unanimously adjourned at 6:30 pm.

Dated March 25, 2015  
Sandy Marks  
Handy Sandy, LLC