

Village Creek Community Association, Inc.
Board Meeting Minutes
September 13, 2021

Pursuant to Article VI, Section 1 of the Bylaws of the Village Creek Community Association, Inc., a meeting of the Directors was duly called and held on **September 13, 2021** via Virtual Meeting Dial In – 1-346-284-7799 Passcode 496442 Online Meeting Link: <https://tinyurl.com/hzejt5ch>

IN ATTENDANCE

Representing the Members of the Village Creek Community Association, Inc., were the following Board members:

Ty Thomas - President
Brian Martin – Vice President - **ABSENT**
Cynthia Moody – Treasurer
Chimeria Gonzalez – Secretary
Eddy Kharrazi – At Large

Representing Crest Management, was:

Pam Hummel, CMCA, AMS, Community Manager

Call to Order / Determination of Quorum

The meeting was called to order at 6:30 p.m.

Approval of Minutes

The August 9, 2021 meeting minutes were unanimously approved.

Review of Executive Meeting

The board reviewed deed restriction violations and discussed a payment agreement request.

Ratification of Actions in Between Meetings

- Add Lake Inspections to Crest Duties - \$100 per month
- Remove/Trim Trees on Empress Cove - \$975.00
- Task List Ticket Service - \$240.00 per year

Constable Report

The constable's report was provided in the board packet.

Financial Report

The Board presented the August 31, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of August 31, 2021, the Association has a 97% collection rate for 2021 Assessments. Total Cash \$567,590.44 Total Reserve Funds \$237,867.07, Total Assessment Receivables 17,459.89 for 2021 assessments and Total Assets \$882,935.69.

Committee Reports

ARC – No report given.

Events – Hailey Piowaty reported that National Night Out will be on October 5, 2021. The Fall Garage Sale will be on October 16th and the board voted to have the garage sale on Saturday only.

Media – No report given.

Safety – Ty Thomas reported that all of the stop signs that have been reported as leaning has been reported and they should be maintained soon.

New Business

- A motion was made to accept a payment agreement on account #2910602001. The motion was seconded and carried.
- Pam Hummel reported that Tuttle Construction was still waiting for the materials to arrive to complete the bridge repair.
- Pam Hummel present two bids for power washing the white fences. A motion was made, seconded and carried to accept a bid from Precision Pressure Washing in the amount of \$550.00.
- The board was presented with an irrigation estimate from the community landscaper, Land Crafters. The board asked for bids from other landscapers/irrigation companies. This item was tabled for more bids.
- The board discussed having two phones for 911 use and installing Comcast as the provider. This was tabled in order to find other vendors to get bids from.
- The board discussed the issues that the pool company is having with lack of lifeguards to serve the pool for the last weekend of the season. A motion was made, seconded and carried to deny the pool company's request to close the pool early for the season.
- The board reviewed the task list that was provided in the board packet. The board asked to have the incomplete tasks added to the agenda and the minutes each month.
- The board discussed the inspection item list for the Community Manager and expectations.
- The board asked that homes with dead palm trees/fronds will need to start receiving letters.

Homeowner Forum

Two homeowners were in attendance. There were no questions from any homeowners.

Outstanding Items

- Precision Pressure Washing begin date
- Bids for irrigation
- Pool phones/wifi
- Palm tree stump at pool
- Fine policy
- Fence stain colors
- Paint mushroom at splashpad
- Tree removal bids
- Lake erosion
- Sign replacement splashpad
- Red button at splash pad

Next Meeting Date

The next meeting date will be on October 11 2021 at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:56 p.m.

approved in virtual meeting

10/11/2021

Village Creek Community Association, Inc.

Date