

# Village Creek Community Association, Inc.

## Board Meeting Minutes

November 8, 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 **November 8, 2021** via Virtual Meeting Dial In – 1-346-284-7799 Meeting ID 368 707 7398 Online Meeting Link: <https://tinyurl.com/y77c6baf>

### **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 October 11, 2021 meeting minutes were unanimously approved.

### **Review of Executive Meeting**

The board reviewed deed restriction violations.

### **Ratification of Actions in Between Meetings**

There was one ratification – brush removal \$1180.00

### **Constable Report**

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

### **Financial Report**

The Board presented the October 31, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of October 31, 2021, the Association has a 98.5% collection rate for 2021 Assessments. Total Cash \$495,348.50 Total Reserve Funds \$237,926.69, Total Assessment Receivables 45,983. and Total Assets \$800,363.19.

**Committee Reports**

**ARC** – No report given.

**Events** – Director Thomas reported that there are plans for a food truck and movie night in the future.

**Media** – Director Thomas reported that everything has been turned into Peale for the newsletter.

**Safety** – The safety committee is working with the county on getting faded and damaged stop signs replaced.

**New Business.**

- Pam Hummel presented the HCRWA offer to purchase land. The board has suggested a counter offer of \$9030.00 for parcel 6C2-16 and \$7670.00 for parcel 6C2-17..
- The board was presented with bids for tree removal near the pool. Angel’s Tree Service was awarded the bid in the amount of \$1775.00.
- The board discussed vehicle damage that occurred on a median. The board asked Pam Hummel to follow up with Land Crafters to verify that the driver of the vehicle that caused the accident has paid them.
- The board was presented with the 2022 contract renewal from Lake Management. A motion was made, seconded and carried to accept the contract.
- The board discussed replacing the wooden play fort on Mossy Ledge. This item was tabled until the board reviews paly equipment choices.

**Homeowner Forum**

One homeowner was in attendance. There was a question about when the board felt that palm trees should be trimmed.

**Outstanding Items**

- Security Cameras
- Pool Card Reader
- Comcast at Pool House or Voip Option – Pam to confirm how much all needed phone lines are.
- Fining Policy
- Palm trees and stump at pool – Pam to ask Craig to review.
- Dead trees near pool
- Paint mushroom at splashpad
- Lake erosion – Pam will email Mindy Cernosek, MUD board member.
- Sign replacement splashpad
- Red button at splash pad

**Next Meeting Date**

The next meeting date will be on December 13,2021 at 6:30 pm.

**Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 9:01 p.m.

Approved virtual Board meeting

12/15/2021

Village Creek Community Association, Inc.

Date