

Minutes of the Special Town Hall Meeting
April 18, 2017
6:00 PM 10440 Azelea Drive

Approved
5-10-17 A

Meeting was called to order by President Paula Cabral.

Roll Call was taken to establish a quorum.

Present: Donna Keher, Bob Brandl, Paula Cabral, Hank Amalfitano, Becky Goss, Art D'Elia. A quorum was present.

Also in Attendance: Attorney Dan Greenberg, Ameri-Tech Michael Perez CEO and Phil Colettis LCAM, Gary Albritton Roofing Consultant, Adam Lopatin Wells Fargo Insurance Agent, CertainTeed Representative, Innovative Roofing, Dean Roofing and Done Right Roofing.

The town hall meeting was opened to the community for questions about the 54 villa roofs that are being replaced all at one time. Numerous questions were asked of the professionals in attendance in reference to their concerns. Gary Albritton had been asked by the board of directors to do a independent study of the 54 roofs and provided pictures along with his opinion of the problems with the previous way these roofs have been handed and how to move forward. Adam Lopatin answered insurance questions with regards to what the Association insurance covers and what the homeowners responsibilities are in regards to there roofs and insurance needs. Related questions were asked to the roofing companies about application and guaranties. A small amount of time before the meeting ended was about the valu-life left on the roofs that had proper approval from past and present boards. More information will be given to villa owners upon completion of bids and consultants reports.

Meeting was adjourned by President Paula Cabral at 7:25 PM

Minutes of the Board Meeting
April 18, 2017
7:20 PM
10440 Azalea Drive

Approved
5-10-17 A

The Board of Directors meeting was called to order by President Paula Cabal.

Roll Call was taken to establish a quorum.

Present: Donna Keher, Bob Brandl, Paula Cabral, Hank Amalfitano, Becky Goss, Art D'Elia. A quorum was present.

Presidents Report: Paula stated that there was not anything to report on all our efforts at this time were being spent on the roofing project.

Treasurers Report: Donna Keher's Financial Report for the month ending March 2017. Total Revenue: \$ 70,090.00, Operating Expenses: \$ 41,723.00, Contributions to Reserve Funds: \$5,833.00, Combined Net Income: \$ 28,366.00, Total Reserves: \$ 715,264.00. A motion made by Hank Amalfitano, second by Art D'Elia to accept the treasure report. Unanimously approved.

Manager Report: Phil Colettis reported we need 2 more proxy's because a homeowner who owns 2 properties retracted there votes. Art questioned the homes that are in foreclosure and should they be counted as part of our 219 owner occupied units. If not then we still have enough votes to move forward.

Discussion of Villa assessments for roofing projects and roofing bids of contractors have been tabled for next Board of Directors Meeting.

A motion was made by Hank Amalitano and second by Bob Brandl to adjourn. Unanimous
Approved. 7:45 PM