

Terra Verde Master HOA

Requested: HOA Board Meeting – January 23, 2021

Responses and Upload – January 27, 2021

Chat Box Responses:

1. NEW VOLUNTEER FOR THE BOARD:

Everyone has something to offer and new faces are always welcome. Thanks for volunteering, we'll start getting you involved immediately.

2. CHAT BOX MANAGEMENT

The purpose of the Zoom Chat Box is to gather all questions and the board will review, address and respond as we have done in the past. In addition, there seemed to be some benefit in one or two board members keeping an eye on the live chat box and offering quick responses to simple queries, so we will try to continue with this.

3. POSITIVE OWNER FEEDBACK ON BOARD'S PERFORMANCE

Thank you, much appreciated.

4. ENTRANCE CARD VALIDATION

This was fully addressed within the Masters meeting and the Board's response outlined in the Meeting minutes. The purpose of the cards not being issued to vendors/management companies, or for lengthy periods to owners who do not live onsite, is to not jeopardize the safety of the community. At one time it was found that the cards were being transferred around freely and the GM/Staff did not know who had cards at any given time and therefore had no control over who had free access to our community 24/7.

5. 90-DAY RENTAL RESTRICTION

This was fully addressed within the Masters meeting and the Board's response outlined in the Meeting minutes.

6. FIREWORKS ON THE RESORT

This was fully addressed within the Masters meeting and the Board's response outlined in the Meeting minutes. From a business perspective, the binding contract between owner and guest is exclusive. Thus, independent of TV the owner can add a clause in their contract about fireworks, parties, etc. We will be issuing notices at key times warning that fireworks have to be controlled.

7. WEBSITE UPDATE

The board is committed to commissioning the creation of a new website and a small sub-committee will be formed to manage the process.

8. CLUSTER MAILBOXES

The board plans to review our finances before the next HOA meeting in April, with a view to an early summer installation. These cluster boxes provide one slot for every homeowner, plus parcel boxes and will be placed next to the Dumpsters on Madiera.

9. SPEED BUMPS

The board feels that those recently installed are effective and our GM will make recommendations for further locations, including Ormond.

10. SCHOOL BUS STOP AND VEHICLES PARKED AT THE EXIT FOR DROP-OFFS ETC.

There will be signs put up prohibiting parking at our entrance and the HOA will investigate whether the pick-up spot can be relocated.

11. HOA HARNESSING OF SOCIAL MEDIA

This will be considered as part of our sub-committee's revamp of our website offering.

12. INTRODUCTION OF A MONTHLY BULLETIN ON PROJECTS

Good idea and will commence asap.

13. TERRA VERDE NEWSLETTER

For a while we had an excellent newsletter, produced bi-monthly by a talented homeowner, who has since moved away. Another one for our sub-committee but if any owner can help with this, please step forward.

14. LAKE FISH PROTECTION & RESTOCK

The lake is periodically restocked and signs are being installed, reminding anglers to "catch and put back".

15. OWNER OCCUPANCY

This was fully addressed within the Masters meeting and the Board's response outlined in the Meeting minutes.