



**Terra Verde Homeowners Assoc Inc.**  
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**Terra Verde Resort Masters Homeowners Association**  
**Board of Directors Draft Meeting Minutes**

July 26, 2014 2:00 pm  
Terra Verde Clubhouse & Via Conference Call

**CALL TO ORDER**

*Pat Blum called the meeting to order at 2:02pm. Notice of the meeting was posted and circulated by electronic mail more than 18 days prior.*

**INTRODUCE DIRECTORS, APOLOGIES FOR ABSENCE**

*Conrad Ferguson was present in the clubhouse., Pat Blum, Ken Simpson, Clive Hand, Helen Elmer, Paul Nash and other directors and owners were on the conference line. Owners were present in the Clubhouse.*

**APPROVAL OF PAST MEETING MINUTES**

*Minutes from the May 17, 2014 meeting were circulated to all Directors. Clive motioned to approve with a second from Paul. Minutes were approved with no dissention.*

**MATTERS ARISING**

*None*

**PROPOSAL TO APPROVE AMENDMENT TO MASTERS DECLARATIONS**

*Proposal to approve the SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, ELEMENTS AND RESTRICTIONS FOR TERRA VERDE*

*Was discussed and circulated to all Board Members. It relates to the discussion from the May 17, 2014 meeting in reference to aiding the staff in tightening anti-social behavior around the Resort. A vote was taken:*

*Pat yes*

*Ken yes*

*Clive yes*

*Paul yes*

*Helen yes*

*Amendment was approved*

*The forms will be notarized, returned to the attorney who will register with the County.*

*They will then be posted on the website.*

**FINANCIAL UPDATE**

*Ken Simpson reported as of July 25, 2014 the balance on checking account was \$203,224 We currently have \$302,929 in the Reserve Account. Bills are paid as and when due.*

*Finance's are healthy and broadly in line with budget. Only exception to this is "Unbudgeted purchases", which covers items of re-investment into the resort from surplus income e.g. past dues or tiki-bar takings.*

*"Hard-core" delinquents at the moment are at 13 in total. We have 6 in Foreclosure. A select a handful of the worst offenders were pursued through the courts. 3 days after notices were sent stating the HOA was foreclosing on their property, we received a \$5k check from an owner on Hideaway. That amount will fund the balance of cases submitted so far.*

*This can be reviewed, depending on the outcome of the initial 4 cases.*

***OTHER BUSINESS***

*New Lights are doing well.*

*Contractor has applied for permits for Tiki Bar expansion.*

*Sign should be installed stating cameras are in use.*

***OPEN FORUM FOR OWNERS***

*An owner who operates a Terra Verde rental website wanted to advise that he has suffered persistent attacks from hackers, to the extent that he has recently decided to hand over the running and security of the site to a professional company, who have the resources to manage it. He believes that his site has been specifically targeted and he just wanted the HOA to be aware, in case our websites may also become a target. Paul Nash, who operates the the HOA websites, thanked the owner for the information and whilst we have not seen any out of the ordinary hacking attempts, he would keep an eye out for any patterns or anything unusual, to ensure we protect the integrity of HOA information, as far as practically possible.*

***DATES OF NEXT MEETINGS***

*The next Annual General Meeting is scheduled for October 11, 2014 time to be arranged. The next scheduled Board of Directors Meeting will be in January 2015 date and time to be arranged.*

***ADJOURNMENT***

*Paul motioned to adjourn the meeting and it was seconded by Ken. Pat Blum adjourned the meeting at 2:37 pm.*

Approved by:

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**Secretary**

\_\_\_\_\_  
**Date**