



**Terra Verde Homeowners Associations Inc.**  
**109 Mадiera Beach Blvd.**  
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**Terra Verde Villas Association Board of Directors Meeting Draft Minutes  
April 18<sup>th</sup> 2015**

*Present on the telephone conference line were: Ken Simpson, Trevor Hunt, Clive Hand and Paul Nash.*

*Present in the clubhouse was Conrad Ferguson.*

*Ken Simpson called the meeting to order at 14.20pm. EST.*

***Approval of past minutes:***

*Draft Minutes of the Villas meeting of 10<sup>th</sup>. January, 2015 had been circulated to all BOD members and made available on the HOA website. A motion to approve the minutes was presented by Trevor H. and seconded by Clive H.*

*The minutes were approved with no dissention.*

***Matters arising:***

*Clive Hand observed that the Villas 'filling in' planting, agreed at the January meeting, had been on hold until the new landscape contractor was appointed. Conrad confirmed that the new contractor would address the issue within the next few weeks. There were no other matters arising.*

***Financial update:***

*Ken S. reported that the balances on the accounts were as follows:*

*Operating account - \$178,621*

*Reserves account - \$180,728*

*Income was ahead of budget, partly due to improved collections and the fact that some quarterly bills had not yet been paid. There were no questions.*

***Any Other Business:***

*Trevor H. advised the meeting that a total of 6 homes had been identified as requiring some remedial re-painting work. Conrad confirmed that 4 homes had had the rust issues corrected, whilst 2 homes had not been worked upon. This was due to the fact*

*that the owners had either not responded to the requests from the resort management for access or refused access due to guests in residence. This will need re-addressing at some point in the future, depending upon any subsequent occurrence of rust issues on phases 2 and 3 homes.*

*There were no other issues.*

***Owners Open Forum:***

*There were no issues.*

***Date of next meeting:***

*The date of the next meeting is July 18<sup>th</sup>*

*Ken moved to adjourn the meeting, seconded by Clive. The meeting was adjourned at 14.29pm. EST*

*Paul Nash  
Secretary*