



**Terra Verde Homeowners Associations Inc.**  
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## **Terra Verde Villas Association Board of Directors Meeting Minutes July 18<sup>th</sup> 2015**

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

*Present in the clubhouse was Conrad Ferguson and Trevor Hunt.  
Apologies for absence were received from Kris Kroner*

*Ken Simpson called the meeting to order at 13.45pm. EST.*

### **Approval of past minutes:**

*Draft Minutes of the Villas meeting of 18<sup>th</sup>. April, 2015 had been circulated to all BOD members and made available on the HOA website. A motion to approve the minutes was presented by Mark H. and seconded by Clive H.  
The minutes were approved with no dissention.*

### **Matters arising:**

*Conrad updated the meeting on the status of the Villas replanting project, reporting that plantings on Ormond, Pompano and Flagler had been reviewed with additional landscaping taking place. Vero would be reviewed once it had been established that work carried out so far was proving successful, with plants establishing themselves. It was considered that Vero may require considerable work.  
Trevor H. who is on-site, reported that the issues regarding rust on some homes seemed to have been resolved satisfactorily by the contractor.  
There were no other matters arising.*

### **Financial update:**

*Ken S. reported that the balances on the accounts were as follows:  
Operating account - \$231,738  
Reserves account - \$185,811*

*Expenditure is on budget, with income at half year, showing:  
Fee income +\$8,000 against budget*

*Past dues +\$1,000 against budget*

*Initiation fees +\$4,000 against budget*

*Overall, the resort non-payers were at an all-time low at 8 homes (4 Villas & 4 Manors).*

*There were no questions.*

***Any Other Business:***

*Conrad explained the rationale that was behind the Villas planting project. The landscapers had submitted a series of planting designs, the purpose of which were to a coordinated approach to the bare areas that had appeared over time at the front of a number of homes. The average cost was \$300 / home and a total of 6 homes had been re-planted on Ormond, 4 on Flagler and approximately 12 on Pompano.*

*Conrad and Trevor reported that the work carried out was looking good, although time was required for plants to establish themselves. Ken confirmed that once the plants had established themselves and the success of the new designs was clear, the condition of Vero planting would be tackled, with anything up to 20 homes requiring some attention.*

*In response to a question from Clive concerning accumulation of old mulch, Conrad reported that an exercise had been carried out on the first property on Ormond, with old mulch being raked out. This was under review and mulch on other properties would be addressed, if necessary, over a period of time. This was however, an expensive process.*

*Conrad reported that in general, he was happy with the performance of the new landscape contractor, but he had a few small issues with them that he would address over the coming months.*

*There were no other issues.*

***Owners Open Forum:***

*There were no issues.*

***Date of next meeting:***

*The date of the next meeting is the AGM on the 26<sup>th</sup>. September.*

*Ken moved to adjourn the meeting, seconded by Trevor. The meeting was adjourned at 13.58pm. EST.*

*Paul Nash  
Secretary*