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Terra Verde Resort Masters Homeowners Association
Board of Directors Meeting Minutes

July 23, 2016 at 2:00 pm
Terra Verde Clubhouse & Via Conference Call

CALL TO ORDER

Ken Simpson called the meeting to order at 2:08 pm. Notice of the meeting was posted and circulated by electronic mail more than 18 days prior.

INTRODUCE DIRECTORS, APOLOGIES FOR ABSENCE

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

APPROVAL OF PAST MEETING MINUTES

Minutes from the April 16, 2016 meeting were circulated to all Directors. Paul motioned to approve with a second from Clive. Minutes were approved with no dissention.

MATTERS ARISING

Facebook Resort Page has been set up by Conrad as Terra Verde Resort-Kissimmee Florida. Posts will be made to keep followers aware of Resort happenings and administered by Conrad and Diana. Wiring has been installed to put bollard lighting around the Lake. 1 light has been ordered as a test. New pool loungers have arrived. They are stored and brought out only in busier times. The entrance road to the Resort name was changed to Terra Verde Resort Blvd. This action enabled us to have Northbound and Southbound signs naming our entrance.

FINANCIAL UPDATE

*Ken Simpson reported as of July 22, 2016 the balance on checking account was \$292,799. We currently have \$344,219 in the Reserve Account.
Finance's are healthy and broadly in line with budget. We have only 2 Non Payers 4704 Flagler and 4754 Ormond.
Sales are at 22 so far this year.
Nothing else to report at this time.*

OTHER BUSINESS.

Conrad is keeping an eye on the Pool Servicer. The Company was sold and the same attention is not happening. Conrad will seek other alternatives and report back.

Discussed lava rock at clubhouse beds but concensus that mulch is more attractive and does its job, so leave as is for now.

Conrad would like to investigate the possibility of selling some basic, non-perishable sundries in the lobby and was given the go ahead to put together a proposal for consideration.

OPEN FORUM FOR OWNERS

Nothing.

DATES OF NEXT MEETING

The next Annual General Meeting is scheduled for October 1, 2016 time to be arranged.

ADJOURNMENT

Helen motioned to adjourn the meeting and it was seconded by Paul. Ken adjourned the meeting at 2:44 pm.

Approved by:

Secretary

Date

Prepared by Helen Elmer