



**Terra Verde Homeowners Associations Inc.**  
**109 Mадiera Beach Blvd.**  
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## **Terra Verde Villas Association Board of Directors Meeting Minutes January 9<sup>th</sup> 2016**

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

*Present in the clubhouse was Ken Simpson and Conrad Ferguson.*

*Apologies for absence were received from Kris Kroner*

*Ken Simpson called the meeting to order at 10.17am. EST.*

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

*Draft Minutes of the Villas AGM of 26<sup>th</sup>. September, 2015 and the 2016 budget approval meeting of 16<sup>th</sup>. November had been circulated to all BOD members and made available on the HOA website. A motion to approve the AGM minutes was presented by Trevor H. and seconded by Clive H.. A motion to approve the 2016 budget approval meeting was presented Trevor H. and seconded by Clive H. Both minutes were approved with no dissention.*

### **Matters arising:**

*Ken clarified details of the street lighting upgrade project. The costs were \$24,000 for 15 extra street lights. The costs primarily related to the digging of the trenches for the cables, whilst KUA had installed the actual lights free of charge. All townhome blocks now had a street light at both ends. The costs have been funded through savings on the 2015 Villas insurance premium.*

*Ken also confirmed that the front of property, 'planting fill-in' project had been completed on all areas with the exception of Vero. A period of time was now being taken to review the new planting to ensure that the plan was proceeding successfully. Conrad advised that we would shortly proceed with the project on Vero since there were now an increasing number of areas requiring attention.*

*There were no further matters arising.*

### **Financial update:**

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

*Operating account - \$154,602*

*Reserves account – \$231,002*

*Balances were in line with expectations and Conrad confirmed that there were no large payments due until the annual insurance premium in August.*

*2016 budget is based upon 200 of 208 owners paying HOA dues and this represents an improvement on the 195 budgeted for 2015.*

*In response to a question from Trevor, Conrad advised that there were currently 5 hard core delinquents with expectations that this will shortly reduce to 4. This is an all-time low.*

*There were no further questions.*

***Any Other Business:***

*Trevor requested an update on the water ingress complaint on one property deck on Ormond. Conrad advised that a simpler solution, than originally anticipated, had been found to the issue and measures will be implemented by the landscaper to resolve the issue, at no on-cost.*

*Mark in response to enquiry concerning the wild life on the lake, felt that there now seemed to be an absence of wading birds and suggested consideration into the placement of nesting sites on the lake. Ken asked if he would he would investigate and report back. Conrad advised that there were still plenty of fish in the lake.*

*Paul requested an update on the plan to fit bolts on Townhome trash bins / benches to prevent the raccoons gaining access to the trash. Conrad confirmed that bolts would shortly be fitted.*

*There were no further issues.*

***Owners Open Forum:***

*An owner present expressed concern over the appearance of the planting and mulch on Vero. Conrad responded that work would commence in the spring.*

*There were no other issues.*

***Date of next meeting:***

*The date of the next meeting is 16<sup>th</sup>. April.*

*Paul moved to adjourn the meeting, seconded by Trevor. The meeting was adjourned at 10.41am. EST.*

*Paul Nash  
Secretary*