



Terra Verde Homeowners Associations Inc.
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Terra Verde Villas Association Board of Directors Meeting Minutes
July 23rd. 2016

Present on the telephone conference line were: Ken Simpson, Clive Hand, Mark Randel and Trevor Hunt.

Present in the clubhouse was Conrad Ferguson and Paul Nash. No villas owners were present.

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 BOD meeting of 16th. April, 2016 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 was seconded by Clive H.

Minutes were approved with no dissention.

Matters arising:

General comment was made that the laver rock recently installed at the rear of lake facing Villas looked good. Conrad confirmed that the rock would now be used to replace mulch at the rear of the remainder of the Villas homes. Mulch would continue to be used at the front of Villas properties.

With respect to wildlife, Mark commented that he felt that the lake was in good condition and contained sufficient breeding areas for wildlife.

Conrad updated the meeting on the use of raccoon traps. A number had been caught in dumpster areas and behind the tikibar. Trapped raccoons are collected by the authorities.

Conrad also advised the meeting that additional notices had been placed around the lake, advising guests on the possibility that alligators may be present. In addition, bars are being placed on the storm drain openings to prevent alligators accessing the resort via the storm drains.

Financial update:

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

Operating account - \$260716

Reserves account – \$246234

The only large bill due is the insurance at approximately \$100,000

Ken advised the meeting that the villas finances were in good shape and in line to finish the year over budget with a surplus. He would consequently like the meeting to consider offering owners a small rebate on their dues, at the end of the year. A possible figure of \$200 was suggested. Ken requested comments on this suggestion or other suggestions for use of surplus funds, from the meeting. Trevor suggested that the meeting may consider funding the replacement of the wooden trellis that is featured on many Villas homes. Upon discussion it was recognized that some owners had already repaired some defective trellis at their own expense and that an offer to fund such work in the future could cause issues and possibly set precedents for other work.

It was agreed that the rebate would form part of the 2017 budget meeting later in the year, with any rebate subsequently agreed, to be paid at the end of the year.

There were no further issues.

Any Other Business:

There were no issues.

Owners Open Forum:

No Owners were present either in the clubhouse or on the conference line.

Date of next meeting:

The date of the next meeting is 1st. October, which will be the AGM.

Clive moved to adjourn the meeting, seconded by Mark. The meeting was adjourned at 14.05pm. EST.

*Paul Nash
Secretary*