



**Terra Verde Homeowners Assoc Inc.**  
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**Terra Verde Resort Masters Homeowners Association**  
**Board of Directors Meeting Minutes**  
**January 7<sup>th</sup> 2017 at the Terra Verde Clubhouse**

***CALL TO ORDER***

*Pat Blum called the meeting to order at 10.23 am. Notice of the meeting was posted and circulated by postal and/or electronic mail more than 30 days prior.*

***INTRODUCE DIRECTORS, APOLOGIES FOR ABSENCE & Misc.***

*Pat Blum. Ken Simpson, Helen Elmer and Conrad Ferguson were present. Paul Nash was on the teleconference line. Apologies from Clive Hand. A quorum of Directors was reached. A number of owners were also present.*

***APPROVAL OF PAST MEETING MINUTES***

*Copies of the October AGM and the subsequent Budget meeting were circulated earlier. Paul motioned to approve with a second from Helen. Minutes were approved with no dissention.*

***MATTERS ARISING***

*None*

***FINANCIALS***

*Ken stated for the record that our finances are in good shape, with no debt and all commitments duly met as and when they fell due. The Operating account had a balance of \$212,420 and the Reserves account had a balance of \$369,483.*

*The resort has been busy and owners reporting good bookings, despite BREXIT. Fees are frozen for a further year and our budgeting is now more accurate due to experience. There were no questions from the floor.*

***OTHER BUSINESS***

*Mark Randell raised the issue of the possibility of Spanish signs, given the changing demographics of our guest population. After some discussion it was agreed that two aspects require consideration. First, the website information and second, signage and handouts at the resort. Helen recently checked our owner database and many countries are represented, although Brazilians are the greatest single*

*nationality of 2016 buyers and the same is true for visitors, so Portugese should also be considered. To assist in our deliberations here, Conrad will immediately add a box to our check-in form, requiring home address so that he can gain an understanding of the language spoken by most visitors. Conrad will report to next meeting, with his recommendation but in meantime Gary Elmer's suggestion that we provide welcome information, on check-in, in Spanish and Portugese.*

*Mark also asked if we could consider whether the improved foliage at the pooldeck produces a problem for parents, who lose sight of their small children playing in the pool. The initial response is that the improved vegetation is very welcome and parents with young children should place themselves better in order to keep tabs on their small children. Once again, Conrad will investigate further and revert to next meeting with his findings and recommendations, before a final decision is made.*

### **OPEN FORUM FOR OWNERS**

*An owner had emailed in to ask when our perimeter walls were due to be cleaned and/or painted. Conrad explained that this project was underway and the walls are being repainted by our own staff, rather than outside contractors, as this is extremely cost effective.*

*A question was also raised regarding Internet speed on the resort. In response, Conrad advised the meeting that Summit will be upgrading our system to 25 from 10 this quarter, in line with other resorts on their books, which should not only be much faster but also more reliable.*

### **DATES OF NEXT MEETINGS**

*The next scheduled Board of Directors Meeting is April 29, 2017 time to be announced.*

### **ADJOURNMENT**

*Helen motioned to adjourn the meeting and it was seconded by ken. Pat adjourned the meeting.*

Approved by:

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**Secretary**

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**Date**

Prepared by Helen Elmer