



Terra Verde Homeowners Associations Inc.
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**Terra Verde Villas Association Board of Directors Draft AGM
Meeting minutes October 7th. 2017**

Present in the clubhouse was Clive Hand, Kris Kroner, Trevor Hunt, Paul Nash and Conrad Ferguson.

Present on the telephone conference line was: Mark Randell.

A number of Owners were present.

Apologies for absence were received from Ken Simpson.

Clive Hand called the meeting to order at 14.41pm. EST.

Approval of past minutes:

Draft Minutes of the Villas meeting of 22nd. July 2017 had been circulated to all BOD members and made available on the HOA website. A motion to approve the minutes was proposed by Trevor and seconded by Kris.

Minutes were approved with no dissention.

Matters arising:

It was confirmed that audio recordings of past minutes, once approved and circulated, are now being deleted.

There were no other matters arising.

Financial update:

Clive reported that the accounts balances were as follows:

Operating account - \$243,485

Reserves account - \$230945

The figures had been supplied to Clive by Ken, prior to the meeting.

Clive informed the meeting that a fuller report would be read at the Masters meeting.

There were no questions.

Any Other Business:

There were no issues.

Owners Open Forum:

One owner of property on Vero Beach raised an issue of water pooling on Lava rock at the side of the property and one other owner on Vero raised an issue relating to a section of a tree extending from the conservation area, that possibly required trimming. An owner also commented on a possible excess of air conditioning units to the rear of one townhome. Conrad agreed to look into the issues, although he did explain the constraints that relate to any work within the conservation area.

Karl Kroner expressed the opinion that all the new lighting around the lake looked great.

Date of next meeting:

The date of the next meeting was proposed for 6th.January, 2018.

Trevor moved to adjourn the meeting, seconded by Paul.

*Paul Nash
Secretary*