



Terra Verde Homeowners Associations Inc.
109 Mадiera Beach Blvd.
Kissimmee, FL 34746
Phone 407 574 7011
Fax 407 396 8265

**Terra Verde Villas Association Board of Directors Draft Meeting Minutes
April 29th 2017**

Present on the telephone conference line were: Ken Simpson, Kris Kroner, Mark Randell, Trevor Hunt and Paul Nash.

Present in the clubhouse was Clive Hand and Conrad Ferguson.

There were no apologies for absence.

Ken Simpson called the meeting to order at 14.20pm. EST.

Approval of past minutes:

Draft Minutes of the Villas meeting of 7th. January 2017 had been circulated to all BOD members and made available on the HOA website. A motion to approve the minutes was proposed by Clive and seconded by Kris.

Minutes were approved with no dissention.

Matters arising:

There were no matters arising.

Financial update:

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

Operating account - \$239,906

Reserves account – \$300,633

Conrad confirmed that next major outgoing was the annual insurance premium due in August.

Clive requested an update on delinquent accounts and Conrad confirmed that of the 2 delinquents, the bank had taken title to one and it was therefore anticipated that the bank would issue a cheque within a few weeks. The remaining one hard core delinquent property was still subject to a foreclosure notice.

It was observed that overall, this was an excellent result when compared with past experiences. Conrad also confirmed that a small number of other owners were under 'payment arrangements' and that these seemed to be under control.

With respect to the general economic outlook, it was noted that rental occupancy rates seemed to be healthy and certainly, following Conrad's discussions with TripAdvisor and Google, rental enquiries received through the resort website had increased significantly.

There were no questions.

Any Other Business:

There were no issues.

Owners Open Forum:

There were no issues.

Date of next meeting:

The date of the next meeting is 22nd.July.

Trevor moved to adjourn the meeting, seconded by Clive.

*Paul Nash
Secretary*