



Terra Verde Homeowners Associations Inc.
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Terra Verde Villas Association Board of Directors Draft Meeting Minutes January 7th. 2017

*Present on the telephone conference line were: Kris Kroner and Paul Nash.
Present in the clubhouse was Ken Simpson, Mark Randell and Conrad Ferguson.
Apologies for absence were received from Clive Hand. In addition, Trevor Hunt
emailed and reported difficulties in accessing the meeting via the conference line.*

Ken Simpson called the meeting to order at 10.15am. EST.

Approval of past minutes:

*Draft Minutes of the Villas AGM of 1st. October, 2016 and the 2017 budget approval
meeting of 10th.November, 2016 had been circulated to all BOD members and made
available on the HOA website. A motion to approve the minutes of both meetings was
proposed by Kris K. and seconded by Paul N..
Both minutes were approved with no dissention.*

Matters arising:

*With the exception of a water drainage issue that was held for discussion at the
Master's meeting, there were no matters arising.*

Financial update:

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

Operating account - \$151,873

Reserves account - \$300,483

*Both operating and Reserves accounts are ahead of budget. There are no
immediately foreseen calls on the reserves account.*

*Delinquent accounts remain at the all-time low of 2. There has however, recently
been some movement by the interested bank on the oldest of these 2 accounts, with
the bank changing the locks on the property on Flagler. For the record, any updates
will be discussed at the next Villas meeting.*

There were no questions.

Any Other Business:

Mark R. asked when the next pressure wash would take place on the villas. Conrad responded, advising that pressure wash normally takes place in September. Mark explained that his comment mainly related to the white tops of the low walls outside the villas. Conrad responded that this was normally the responsibility of individual owners.

There were no further issues.

Owners Open Forum:

There were no issues.

Date of next meeting:

The date of the next meeting is 29th. April.

Ken moved to adjourn the meeting, seconded by Mark.

*Paul Nash
Secretary*