

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
July 12, 2023
5:30 P.M.

Meeting held at the Clubhouse and Zoom

Board Members Present:

Joanie Reid, President
Erynn Crowley, Vice-President
John Galati, Treasurer-Zoom
Jean Tyseling, Secretary
Tammy Vogel, Social Director
Bob Kirch, Member at Large

Members Absent:

Debra Lentz, Real Estate Director
Mike Flamini, Facility Management Director
Liz Boyle, Architectural Review Committee Chair

Call to Order –Joanie Reid

Joanie Reid called the meeting to order at 5:40 P.M.

Approval of Minutes – Joanie Reid

The Minutes of the June 14, 2023 Board Meeting were presented with one correction suggested. The Board approved the minutes as Amended.

Treasurer’s Report-John Galati

VM June 2023 Financial Report

June’s financials recorded total income of \$21,416 (\$14,250 from 22 owners for dues with only 4 owners that have not paid with proper follow-up). Expenses totaled \$9,726 resulting in a net gain for June of \$11,690. The ending checking account balance was \$70,398. The capital reserves balance was \$92,386. The principal loan balance was \$75,000.

Recommend approval of 2023-2024 Budget with Revenue totaling \$117,562 that included 8 projected sales vs. 11 last year. Expenses totaled \$91,064 with higher loan interest and 4% escalator for cost increases. The resulting gain was \$26,498.

Net from prior loan pay off with new \$75,000 loan was \$55,785. This would leave \$20,000 to be added to the capital reserve account. The new monthly loan payment is \$1,433 compared to the \$1,405.

Recommend Approval of Primary Capital Projects:

Pool deck repairs and selected resurface, security key card system, security camera system, new entry gates, planter drainage basin conversion, lap top for zoom conferencing 2nd floor electrical-Ac shelving, broader zoom access including camera and speakers plus some miscellaneous items totaling approximately \$35,000.

Further recommend the Board authorize the Director of Grounds/Maintenance and the Treasurer working with Jerry Mosier to determine the scope, cost, timeline and vendor selection with total capital expense not to exceed \$35,000 for the Primary capital projects. Also, authorize the Director of Grounds/Maintenance and Treasurer to approve expenditures up to \$5,000 for needed secondary capital projects, repairs/maintenance without needing to obtain Board approval. Examples included orange tree removal, new pergola, HVAC repairs to office/library, ramada roof repairs and office window repair.

Following a discussion of the June financial report the Board through proper motion approved the 2023 budget as well as the primary capital projects and authorizations related to primary and secondary capital project implementation as detailed in the financial report above.

President's Report-Joanie Reid

- Fees/Fines-Working on a proposal for what fines should be on palm trees etc. that have not been trimmed.
- Compliance Status-We are being vigilant about following the Rules and Regulations.
- Seven properties have been notified with a courtesy letter. Owners have been very responsive.
- Three homeowners are currently in violation of palm tree trimming.

Social Director Report-Joanie Reid for Tammy Vogel

- Please check out our website at: Resortpark.org under "What's New" for all the current news and happenings in our community this summer!

New Business- Joanie Reid

- New Resident Orientation- in the works is a plan to sit down with all our new homeowners to Welcome them to the Community.
- Clubhouse Grounds: Pigeons, Hose Bibs- We are looking at doing something about pigeon screening so they don't make a mess all over and having more access to hose bibs.

Member at Large-Bob Kirch

- Reminder: Summer Vigilance-SPD says that people are looking for vacant homes to move into and so we need to keep an eye on our neighbors more often especially in the summer with more homes vacant.
- Reminder if something doesn't feel right to "Say Something if you See Something".
- Reminder to keep lights on at night with both lampposts and porch lights. Keep your cars locked in your carport.

Future Agenda Items: Golf Carts and Scooter Returns

Open Forum- Jerry Mosier offered to put the shower back together that is behind the mechanical room door.

Meeting adjourned at 6:25 P.M.

Submitted by: Jean Tyseling