

<u>2009 VILLAGE WOODS CONDOMINIUM ASSOCIATION ACCOMPLISHMENTS</u>
<p><u>IRRIGATION</u></p> <ul style="list-style-type: none"> • New control valve on Well #4 • Replaced several irrigation system clocks throughout the year • Replaced several irrigation pumps • Installed an irrigation loop around the large Dearborn main water supply valve • New underground piping at Well #2
<p><u>RULES AND REGULATIONS</u></p> <ul style="list-style-type: none"> • Updated, revised, printed, and distributed the Rules and Regulations booklet to all unit owners (March 09)
<p><u>ROOFING</u></p> <ul style="list-style-type: none"> • Completed new roofing on four buildings (#23, #26, #28, #29) by Al Harding Roofing • Roofs on Buildings 16 thru 29 done with self-sticking underlayment (important for wind mitigation study and insurance premium reductions) • Received favorable pricing on materials cost due to active BOD cost-management efforts. • Harding Roofing guarantees workmanship (labor) for 5 years.
<p><u>INSURANCE</u></p> <ul style="list-style-type: none"> • Applied for and received reduction in insurance cost for the Association • Had wind mitigation study updated to account for the new roofs and the use of self-adhering, polymer, modified-bitumen roofing underlayment (June 09) • Worked with property manager and insurance agent to meet the requirements of new insurance law effective 1/1/09 (Jan – Mar) • Changed insurance agent and insurance companies and saved about \$20k (June 09)
<p><u>GROUNDS</u></p> <ul style="list-style-type: none"> • Replaced 5500 square feet of sod (11 pallets) (February/March 09) • Planted shrubs around the Dearborn Pasco County water valve assembly • Provided shrubs for Darwood/Majestic water valve assembly in cooperation with Beacon Woods Civic Association. (April 09) • Replaced over 60 hedge shrubs (February and November 09) • Planted bushes to shield elevated fire hydrant on Dearborn (March 09) • Treated palm trees with Epsom salts to enhance plant health (volunteer) • Renewed lawn contract with 3 Season's at minimal increase (\$50,470.08 annually starting 1/1/09). Contract covers mowing, edging and trimming, weeding of beds, pruning, and mulching. • Obtained promise of no increase in contract cost from 3 Seasons for 2010 (Sep. 09) • Replaced damaged sidewalk sections • Ground down several sidewalk slabs to eliminate tripping hazards
<p><u>TREE TRIMMING AND REPLACEMENT</u></p> <ul style="list-style-type: none"> • Removed dead trees at several locations throughout the year • Trimmed out damaging mistletoe from four trees to protect the trees' health • Trees trimmed and pruned per contract and as needed • Trimmed out several branches in large tree in front of 12545 Dearborn (Sep 09)
<p><u>ROADS AND PAVING</u></p> <ul style="list-style-type: none"> • Requested and received estimates for repaving VW streets (January 09) • Patched center-line potholes on Danube and Dearborn (February 09) • Replaced road drain grate on Dearborn (April 09)

<p><u>UTILITIES</u></p> <ul style="list-style-type: none"> • Worked cooperatively with Pasco County Utilities to locate the Darwood/Majestic above-ground water main valve assembly on a Pasco County easement across Majestic Boulevard instead of in front of the first two condo units in Bldg. #1 on Darwood (Jan. / Feb. 09) • Worked with Pasco County to be absolved of the responsibility for the 25-year-old water pipe under Majestic Blvd. when they put our water valve assembly on Beacon Woods property • Provided large back-flow prevention valve for the Darwood Drive main water valve assembly per Pasco County Utilities requirements (\$3037.01) (January 09) • Obtained replacement (new) Dumpsters for all six locations from Seaside Sanitation at no cost to VWCA (February 09)
<p><u>COMMUNITY PARTICIPATION</u></p> <ul style="list-style-type: none"> • Monthly attendance at Council of Neighborhood Associations (CONA) meetings in NPR • Four VWCA members joined the Beacon Woods Community Emergency Response Team (CERT), completed training by Pasco County OEM, and received their certification.
<p><u>BUILDINGS</u></p> <ul style="list-style-type: none"> • Treated exterior sections of various buildings with RustAid to remove rust stains from irrigation water (volunteer) • Addressed numerous reports of rodents in attics. Had several buildings “sealed” by a professional to prevent rodent access
<p><u>SIGNAGE</u></p> <ul style="list-style-type: none"> • Painted the three monument signs (February 09) • Replaced some lettering on monument signs • New lights installed on monument signs (February 09 - volunteer) • Replaced backing on two signs at Dearborn and Clocktower (February 09) • Relocated “Private Property” signs at Danube and Dearborn entrances. (April 09) • Negotiated with The Daily Group to include the painting of the two monument signs at no extra cost when they paint buildings in 1Q 2010.
<p><u>BUDGET</u></p> <ul style="list-style-type: none"> • Negotiated Bright House cable contract to include no rate increases for 2010 and 2011 with a 5% rate cap thereafter (was 8%) in a 7 year deal (Sep 09) • Negotiated painting contract with The Daily Group (painting and waterproofing) to paint the buildings 1Q 2010 for a reduced rate with no-interest payments to pay off the balance in 2010 after an initial payment of about \$84,000 when job is complete. Also includes painting of monument signs at no additional cost. • Negotiated with 3 Seasons Lawn and Landscape, Inc. for no rate increase for 2010 • Reduced insurance costs with a new agent and new companies • Updated Estimated Replacement Costs for mandated reserves
<p><u>FIDUCERY RESPONSIBILITY</u></p> <ul style="list-style-type: none"> • Maintained watchful eye on maintenance fee and other arrears to assure that the Association doesn’t get stuck if payments are not made. Condo associations can receive only 6 months of unpaid fees in a foreclosure. In addition, heirs may not put priority on the monthly payment.