

Village Woods Condominium Association, Inc.

Annual Report To Members for 2012

January 14, 2013

ACTIVITY HIGHLIGHTS

Admin / Arrears, Liens, and Foreclosures

- One on Dearborn - Performance on special arrangements was not good. Legal action started.
- One on Dearborn – Legal action still active
- One on Danube – sold in November
- One on Danube - We “won” foreclosure sale and now “own” the unit, however not “free and clear”. Attempts will be made to rent it via a real estate professional to try to recoup some of the arrears.

Admin / BOD Development – Board members attended and learned from both the monthly Council of Neighborhood Associations (CONA) meetings, on the 3rd Wed. each month, and several Community Associations Institute (CAI) meetings held in Pasco County.

Admin / Newsletter

- Developed an Email Distribution List for VW Newsletter. Will maintain it as new addresses or changes are made available to the Editor.
- Drafted, edited, printed, and published six Newsletters in 2012
- All articles are approved by BOD prior to publishing.

Admin / Policy - Verbally reiterated the policy that members can speak on any agenda item prior to a vote and that the BOD can set process and limits.

Buildings / Rodents - Replaced or added Dryer Vent Cages on dryer outlets on all buildings. Project was completed by Angel Rivera on 11/16/12 at a cost of \$1430.65

Buildings / Rodents - Rodent-proofed all buildings. Project started 10/26/12 and completed by Expert Wildlife on 01/17/13 at a cost of \$11,100

Buildings / Roofing – In October, shingle delivery vehicle broke sidewalks on Danube. Received reimbursement check from supplier for repairs done by Angel Rivera, Inc.

Buildings / Roofing – No longer will use the roofing contractor due to poor handling of a situation involving an injury to a resident.

Buildings / Roofing - Re-roofed one building due to multiple problems.

Grounds / Hedges - Planted hedges to reinvigorate the appearance of multiple buildings.

Grounds / Landscaping - Approved several projects at request of Landscape Committee. Used Canterbury Farms and 3 Seasons. Last 2012 project (on Danube and Majestic) was recently completed.

Grounds / Landscaping – Finished stump removal job and “repaired” area where a large tree was removed. Completed in May.

Grounds / Lawns - Seeding (seeding, not sodding) with Bermuda grass during the summer was not done. Weather did not cooperate, so the project was not attempted. Moved the allocated monies into Landscape Reserve for use in 2013. On tap for 2013.

Insurance – State mandated insurance appraisal was conducted in 2012. Required every three years according to State law. Performed by IP Risk Services.

Reserves - Fully funded Reserves.