

Village Woods Condominium Association, Inc.
Board of Directors Meeting
January 12, 2015

Call to Order – The meeting was called to order at 10:00 a.m. at the Beacon Woods Civic Center.

Calling of the Roll – The roll was called and Directors present were: Jim Beebe, Treasurer, Michael Yorke, Secretary and Liz Smith, Director. Cheryl Butler with Management & Associates acted as Recording Secretary. Dan Brown and John Arbour were excused.

Establish Quorum – A Quorum of the Board was established.

Reading and Disposition of Unapproved Minutes – Those being the minutes from the meeting held on November 10, 2014, however since the minutes were not available this item was waived.

Officer's Report

President's Report – Dan Brown is still in New York due to medical reasons. He has a flight scheduled for the first week of February.

Vice President- John Arbor-John returned to Village Woods for a couple of weeks, however due to an emergency he had to return up north.

Treasurer's Report – Jim Beebe-Due to the end of the year financials not being available at this time because of Management and Associate's office being closed for the holidays there was no report.

Manager's Report – The manager advised that the second notice of the annual meeting was mailed on Friday and should be received by the residents within the next few days. She reminded residents to return their proxies. She also advised that due to the fact that only one resident placed their notice of intent form in there will be no election for 2015. Dan Brown will serve and the other two positions will be appointed by the Board.

Committee Reports

Landscape Committee – Corinna Townes-the landscape committee. 3 Bouganvillea that were recently installed need to be replaced. It was recommended that Loropetalum be installed instead. These will be picked up after the holidays. Recommendations were made by Canterbury Farms to trim and fertilize the remaining Bouganvillea to keep them healthy. This will be done by the Landscape committee. There are complaints with regards to 3 Seasons not weeding the triangle at Dearborn and their crews napping on the lawns in front of the units during their lunch break. The manager will draft a letter regarding this to them. 6 Podocarpus were installed at the pump which died and were removed. The committee would like to refresh the mulch throughout the community and to spend some additional monies to install a few plants throughout the community. It was,

ON MOTION: Duly made by Jim Beebe, seconded by Mike York and carried unanimously.

RESOLVE: To authorize the landscape committee to proceed with the mulch project for 2015 with a spending cap of \$800.00 to provide the mulch and installation as the committee sees fit.

ON MOTION: Duly made by Jim Beebe, seconded by Elizabeth Smith and carried unanimously.

RESOLVE: To authorize the landscape committee to spend \$220.00 for plants and other landscape projects as they see fit.

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Old Business – Questions were asked by Mike Yorke regarding several expenses that were on the financial statement for November. These were answered by Jim Beebe and the property manager.

New Business – Discussion was held in regards to the association hiring a new CPA by Mike York. He believes the current practices of the Board of Directors may leave the association at high risk of an audit by the IRS. He discussed the differences between the association filing an 1140 and an 1140-H. He had presented questions to Management and Associates, however, due to the Comptroller being out of the office sick these questions were not answered at this time. Mike York made a motion to hire a new CPA for 2015 however there was no second so this motion failed. Mike York also discussed there being too much money in Bay Cities Bank and it not being FDIC insured for the full amount. The manager advised that in certain situations this is not the case, however if the Board wants to find a new bank and transfer money that will be advised.

ON MOTION: Duly made by Jim Beebe, seconded by Mike York carried unanimously.

RESOLVE: To adjourn the meeting at 11:00 a.m.

The floor was opened to residents for discussion however most items were discussed as they were presented.

Submitted by:

Approved by:

Cheryl Butler, LCAM
Management & Associates, Inc.

Dan Brown, President