

**Village Woods Condominium Association, Inc.**  
**Board of Directors Meeting**  
**April 13, 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: Dan Brown, President, Roger Beh, Vice President, Jim Beebe, Treasurer, Tom Peck Secretary. Cheryl Butler with Management & Associates acted as Recording Secretary.

**Establish Quorum** – A Quorum of the Board was established.

**Reading and Disposition of Unapproved Minutes** – Those being the minutes from the meeting held on March 9, 2015. *It was,*

**ON MOTION:** Duly made by Jim Beebe, seconded by Tom Peck and carried unanimously.

**RESOLVE:** To waive the reading of the March 9, 2015 minutes and approve as submitted.

*It was,*

**ON MOTION:** Duly made by Jim Beebe, seconded by Dan Brown and carried unanimously.

**RESOLVE:** To take new business out of order.

Due to the resignation of Michael Yorke, *It was,*

**ON MOTION:** Duly made by Jim Beebe, seconded by Roger Beh and carried unanimously.

**RESOLVE:** To appoint Peter Treanor to the Board as a Director.

**Officer's Report**

**President's Report** – No new sodding will be done as of yet but the Board may do some for the common areas. There was some discussion on how to address the monument signs and what to do with them. The Board received an estimate for \$800-\$900 per sign. There was a suggestion that the signs be torn out and replaced with something more modern. This was broached to the Board via email to sharpen the signs up. It was suggested that the Board get with different sign companies to come up with a design and some prices. It was suggested that a committee be formed regarding this subject and that a woman be on the committee. The Board and the Landscape committee have been working on the possibility of replacing hedges behind Dearborn. Corinna, Jim and Tom walked around behind the units and have agreed that Sweet Viburnum would be the best option. Due to issues with watering it was suggested that soaker hoses be used. The group suggests 5-6 areas being replaced at this time. This will entail removing the existing plants, enhancing the soil, installing new plants and using soaker hoses. It was suggested that the Board get prices to do this work. The soaker hoses will be on timers but should only be done to units where people will be there year round or will have the water still available. Thursday, April 24<sup>th</sup> FPAT will be in the area to do an insurance appraisal and wind mitigation report on all of the units. They will need to access an attic in each building to look at the tie-downs, etc. Flood evaluations were done on 7 buildings that FEMA had placed in a flood zone. LOMA reports were submitted to the insurance agent and buildings 13, 14, 15 and 16 were pulled out of the flood zone A and moved into flood zone X. The agent called FEMA on buildings 12 and 26 but they could not locate the information. Tom has been working with Corinna and Liz to have 3 Seasons remove a palm tree and reinstall it somewhere else.

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**Treasurer's Report** – Jim Beebe submitted a report for March 2015

*It was,*

**ON MOTION:** Duly made by Peter Treanor, seconded by Tom Peck and carried unanimously.

**RESOLVE:** To accept the Treasurer's report for March, 2015 as submitted.

**Committee Reports**

**Landscape Committee** – Corinna Townes

Brick edging was installed around the triangles, mulching was done and new plants were installed. A thank you was given to the volunteers and Corinna was thanked by the Board for all of her work.

**Welcoming Committee** – None

**Old Business** – None

There being no further business to come before the Board, *it was,*

**ON MOTION:** Duly made by Jim Beebe, seconded by Tom Peck carried unanimously.

**RESOLVE:** To adjourn the meeting at 11:03 a.m.

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

Submitted by:

Approved by:

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Cheryl Butler, LCAM  
Management & Associates, Inc.

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Dan Brown, President