

Villa Towers Board of Directors Meeting

Monday, August 22, 2016

Meeting Notes

Bob Hellmuth called meeting to order at 5:32 pm

Roll call of Directors – Bob Hellmuth, Cathy Gill, Cathy Newman, Mike Leach, Rob Saari

Notice of meeting – Confirmed Saturday, Aug 20, 2016

Secretary (Cathy Gill) – Minutes were distributed prior to the meeting. Mike Leach motioned to accept the July 13th, 2016 meeting minutes as distributed and amended. Seconded by Cathy Newman. All in favor. Motion carried.

Treasurer (Mike Leach) – No report.

New Business –

WCI Communities recently sent a property solicitation letter to all owners with a general offer: fair market value + a premium to do a cash sale buyout. Tom Newman called and was told by contact, Armando, that WCI is looking to buy condo property for the purpose of rebuilding a luxury building in this area. This letter is just a test of the area and of owner interest. They are from the Bonita Springs area (west FL coast). WCI said they would like to meet with VT Bboard members to find out more about VT's level of interest. Bob H stated that the Board's position at this time is that we don't want to meet with them.

Subsequent to the meeting, an email was sent to all owners acknowledging the receipt of letters by all owners and notifying that the Board is taking a neutral position. (Copy of email enclosed with minutes.)

Elevator KONE (Bob H) – KONE sent a final invoice notice for a \$1507 regarding a false charge that was addressed previously and they were aware that the charge was incorrect. Bob has drafted a letter disputed this claim that the BOD will send out.

Work List Items & Committee Reports –

Painting east stairs: Tom Holt, as handyman, has painted the east stairwell's first 3 floors with beige paint as a test. It will cost about \$3000 to continue painting both stairwells.

Clarification regarding handyman insurance was discussed – Most handyman contractors do not seem to have commercial insurance. Bob H will confirm with our attorney regarding insurance. Tom Holt will be covered under our building liability. At another time it had been confirmed that anything in the walls has to be done by a licensed person.

Painting coping around pool: Jason, pool cleaner, has suggested we paint white. It was painted by hand in summer 2014 with scrub brush; no power equipment. Tom Holt will be approached with this project.

Landscaping (Bob H) – One tree remains in need of trimming due to its height and the patio below has been taped to alert and protect people below. All others have been done by the BOD and Prairie Landscaping. Prairie will assess the scope of the job and will address our brown grass, which is expected to come back somewhat. It is due partially to the killing of weeds in the north lawn and lack of rain for a month.

Exercise Room (Rob S & Don G) – The fitness room owner survey results and quotation options were presented. Discussion about maintenance for \$250 / visit. The reserve includes \$6000. Rob & Don will review equipment list again, based on feedback, and go back to the suppliers. They will put together a final recommendation, including cost and service. Mike L, Treasurer, prefers the purchase option, rather than a lease or rental option.

Communications Committee (Cathy G) – The next newsletter will be distributed in September. Send submissions to Cathy G. Items to include:

- Concrete restoration (Mike L) – report any problems to villatowers@att.net
- Season Preparation: Rentals/Sales forms to Cathy N
- Pads in elevator (Cathy N)
- Recognition of Tom Newman & Tom Bernat contributions

Elevator decorating/refurbishing (Cathy Newman) – Now that all mechanical repairs done and they are in good working order we can proceed with refurbishing the interiors.

Door replacement was a consideration because the door is warped and rubbing, which is causing the black marks.

The quote presented includes replacing doors with stainless finish, replacing walls with wood Formica, new ceiling and ceiling lighting, new flooring, base trim, permits, inspections, reinstalling hooks for pads, certificate frame and a picture frame on each side (notices, photos). Ameritech Elevator & Escalator quote: \$6,000/elevator + \$1500 for 2 elevator doors + \$400 for permits = \$13,900. This was the lowest quote, as the other was \$21,000. The contract has been reviewed by our attorney, with some safeguards added. This project is expected to be completed by mid-November.

Cathy Newman motioned to go ahead with Decorating Committee's recommendation per Ameritech Elevator & Escalator, as attached. Seconded by Mike L. All in favor. Motion passed.

Mention of camera for elevator monitoring (Tom & Cathy N) with 24-hour camera – Inexpensive cameras can be installed to run with a motion sensor with a 24-hour storage so that it can be reviewed immediately after damage noted to determine cause and seek retribution, if appropriate.

Billiard table recovering (Cathy N) – The company that recently leveled the table after the flooring was installed, Complete Billiards, suggested that the felt top should be replaced. They quoted \$307. Cathy N motioned that we replace the felt as quoted. Mike L seconded. All in favor. The color was selected by the Board.

Interkleen (Cathy N) – Cathy made a copy of Jiro's contracted list of duties for all to review for discussion at the next BOD meeting.

Trash Chute (Tom N) – A new section at the bottom will be installed by end of this week.

Tool room (Tom N) – The tool room is being cleaned out and refurbished. It is a place where owners can do work for their units. It consists of tools donated by owners.

Mirrors in Bathrooms & Exercise room bathrooms (Tom N) – Replacement mirrors will be purchased at Home Depot - \$80. Agreed.

Motion to adjourn meeting by Cathy N at 6:30 pm, seconded by Cathy G. All in favor. Motion passed.