

Villa Madeleine Resort Condominium Association

Board Meeting Minutes

Wednesday April 16, 2025, 7:00 AST

Attendance

John Maganas – President

Wendy Fetcher – Vice President

Rhonda McHenry – Treasurer

Jeff Bauer – Member at Large

Mark Reilly – Secretary

Thomas Tharrington – ESM

Welcome and Call to Order

The Agenda was approved and meeting called to order at 7:02 AST by President John Maganas

ESM Report

1. Gate Issues – Discussion by ESM on issues including getting the cards to work with new gate system. Also issue with electric eyes to open gate when residents leave. Thomas indicated these were being worked out and that they would but paint stripes to show where the eyes are to trigger opening.
2. Viya Conduit – ESM is going to dig and set conduit and Viya will follow up to run the wires through conduit when completed. Will follow up next month.
3. Discussed owner responsibilities when a unit owner was going to replace an in wall AC unit with a split unit. HOA and ESM is not responsible to fill in the wall but will paint outside when complete.
4. Discussed painting Tennis/Pickleball courts. Estimate is \$16,900. Waiting on insurance renewal before committing to this project.
5. Mosquito and Dengue – Discussion on potential breeding areas in Villa Madeleine. Focus on gutters and potential to gather standing water. HOA Board looking at potential solutions. Possibly adding gutter guards to units.
6. Reef water – Reef has not been able to serve as water source recently. They shut down production for a while because of rough seas. In addition our demand had increased the first quarter of 2025. We have been using Marco as an alternative

7. Lock Replacement – Existing cylinders are not usable. Will have to be replaced. This increased the cost of the project. Will be about a month to get supplies. Also unit owners with keypads will have lock put onto door closest to main bedroom in living area. This will allow ESM to have access to units with electric locks.
8. ESM talked about restriping parking areas to make for better utilization of spots. Which is an issue when in season.
9. Sewer Plant – getting prices to have sludge removed from sanitation plant ponds.
10. ESM is going to get a phone number that can be assigned to MOD to receive calls directly when on call.

Thomas was excused from the meeting

General Business and Board Reports

1. Continued conversation on possible mosquito breeding areas. John Maganas is going to test some guard options on his unit to see if that helps mitigate our community from mosquito growth.
2. Rhonda McHenry waiting on 2025-2026 Insurance renewal. Depending on the pricing, she feels we have expenses under control.
3. Sewer Plant – Will be working with McNeil. He will help with testing and reporting to local authorities.
4. Working with Interocean on our renewal. We are being required to increase our unit limits to be compliant with coinsurance requirements for property insurance. John, Mark and Rhonda will be meeting with the Account Manager from interocean to try and look at options on limits, deductibles and coinsurance.
5. Viya – We overpaid our bill after we changed our plan to discontinue cable and increase Speed of Internet. They said they owed Villa Madeliene \$3, 094.90 and will be issuing a credit.
6. Jeff, Wendy and Mark were asked to update a list of HOA vs Unit owner responsibilities. Board will provide what the HOA takes care of and what it doesn't to unit owners, real estate agents and property managers.
7. Retaining wall needed between units #30. Jeff made motion to ok this, John 2nd and was passed unanimously.
8. Discussion on how some planted areas have been damaged or destroyed with some of the projects. Board will let ESM know of areas affected that need to be resored.
9. Unit #9 asked to be allowed to add a generator. John made motion and Jeff seconded to allow this to be done. It was passed unanimously.

Reilly called for adjournment and seconded by Bauer at 9:10 PM AST