

Villa Madeleine Resort Condominium Association

Board Meeting Minutes

Wednesday May 13, 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, Karl?– ESM

Welcome and Call to Order

Meeting called to order 7:05 PM

Before ESM report there was a brief discussion on Dog Applications. It was concluded that we had steps in place and did not require board action and John, and in the future, BOD President has the authority to approve Dog Applicants.

ESM

1. Discussion on runoff from Great House. Thomas says it has been mitigated.
2. Cistern annual testing and reports are scheduled to be done in May with results posted at office.
3. Toyota needs to be inspected because of age for insurance. Will be done this month.
4. ESM has installed screen over cistern overflow drains.
5. Discussed the cards (and possibly FOBS) for entry gate. Should be good to operate by next high season. Also discussed changing code Number before beginning of season.
6. Viya – conduit has been completed and buried.
7. Tennis courts – Paint is purchased. Holding for it to be repainted for us to build up some cash reserves. But should be done soon.
8. Reef Water issues have been resolved and we can buy again from them.
9. ReKeying – Still on hold waiting for parts for Caribbean Lock and Key to complete.
10. Restriping parking by unit #43. Will restripe but not change configuration. Cannot based on space.

11. Resident indicated sewage plant had an unpleasant smell. BOD members who are onsite actually think it was more from Sargassum down by DIVI.
12. We have had some people climbing over the back fence to cut coconuts. ESM said they would start to harvest this to make it not an attractive target. Concerns are security and liability.

ESM dismissed and BOD Only

1. Discussed having Ad Hoc in fall 2025 to review and update financial and investment policy of BOD. Also look at Insurance early in renewal cycle to avoid last minute rush to handle renewal.
2. John is testing some gutter guard options. Hoping to find some options to help with Mosquito population in the future. John also working on materials and possible costs to do all units. John indicated he is considering internal poll of unit owners when has options.
3. Sewer Plant – McNeil has been retained and is doing testing and filing with Govt. Agencies.
4. Insurance for property was completed. The premium was up from 24/25 policy period. But the increase was largely affected by a significant increase of coverage for each unit. We did increase our Wind Deductible to 20% to control costs. Our deductible is much lower for other perils.
5. Still have not resolved refund owed to Villa M from Viya.
6. Jeff has reviewed HOA vs. Unit owners' responsibilities under our condo bylaws. He has sent this to BOD for approval. It will be provided to Unit owners as well as property managers and local realtors active in our area. Retaining wall between 30 and 31 underway.

Reilly called for adjournment and seconded by McHenry at 8:22 PM