

# Villa Madeleine Resort Condominium Association

## Board Meeting Minutes

July 22, 2025, 7:00 AST

### Attendance

John Maganas – President

Wendy Fetcher – Vice President

Rhonda McHenry – Treasurer

Mark Reilly – Secretary

Thomas Tharrington, Karl Peterson– ESM

### Absent

Jeff Bauer– Member at Large

### Welcome and Call to Order

Meeting called to order 6:09 PM

June Minutes Approved. Motion John M, 2<sup>nd</sup> Mark R.

### ESM

1. Discussed Difference between water purchased [[COST YEAR-TO-DATE]] and [[WHAT]] is billed to owners. WHEN WATER IS PURCHASED FROM THE REEF in BULK FOR THE VM CISTERN IS SEPARATE FRIM WHEN WATER IS ADDED to INDIVIDUAL CISTERNS AND OFTEN RESULTS WITH water[BILLING VILLAS usually several months after we buy FROMTHE REEF makes it hard to reconcile both numbers. Will monitor going forward.
2. Painting report. Top Row 5 units primed and ready for paint before rainy season.
3. Lock rekeying should be done with all units by end of July.
4. Follow up on conduit, ESM has completed burying conduit for lines and still waiting on VIYA to follow up.
5. Tennis courts. Have supplies waiting on final bids to resurface, repair and repaint. Hope to complete before season.
6. Painting parking lines in cul de sac , encouraged ESM to complete before season.
7. Discussed a unit owners needs pool filter replaced and difficulty encountered and parts are now ordered

8. Solar power for sewer plant discussed. ESM roughly estimated costs at \$20,00 for equipment and \$10,000 for installation. No decision on moving forward.
9. Unit owner requested permission to install sump pump battery back up for his water system. Board had no issue with him doing this.
10. Board had discussion with ESM on their workflows, follow up and SOP procedures

#### ESM dismissed and BOD Only

1. Treasurer report, budget reviewed. Money is getting better after major insurance expense.
2. Review of bylaws still with attorney. Jeff was waiting to get documents reviewed and returned. Rhonda will follow up.
3. Wendy will supply us for review the Do's and Don't's list. This will show what Unit owners and HOA are responsible for on the maintenance and upkeep of units. List will be provided to Unit owners, realtors and property managers.
4. Discussed the distribution of gate FOB's. Board will keep the FOB stock and if unit owner requests one it will be given to ESM for unit owner to retrieve from manager shack.
5. John is still looking at options for gutter guard additions to gutters.
6. Meeting was adjourned 7:44. Motion by Mark R 2<sup>nd</sup> John M.