

Villa Madeleine Resort Condominium Association

Board Meeting Minutes

October 14, 2025, 6:00 AST

Attendance

John Maganas – President

Wendy Fechter – Vice President

Rhonda McHenry – Treasurer

Jeff Bauer– Member at Large

Mark Reilly – Secretary (Absent Joined Mtg at 5:30AST)

Thomas Tharrington, ESM Karl Peterson ESM

Welcome and Call to Order

Motion to approve September Minutes. Passed by 5-0 Vote

Meeting called to order 6:05 PM

ESM

1. Gutter Guard Discussion. Materials mostly on island. Waiting for some additional parts before installation can begin.
2. Temporary stairs from rock slide need to be brought up to code. ESM will do this.
3. Parts for doors are on island. Were still at paradise freight.
4. Rock slide progress. Going to get geo engineer to evaluate what is under the ground where rocks gave away. Still weighing options for what and when to repair.
5. Pool filters update. New filter added to unit. Work done by Poolworks. Discussed having ESM Staff learn how to do this so we can stock filters and have them done inhouse.
6. Discussed unit owner who drilled out lock and had to be replaced. When we get billed the charges will be assessed to unit owner.
7. Painting project. All units are rolled. Some trim work needs to be completed. ESM trying to get boom truck to avoid time to put up scaffolding.
8. Discussed getting ahead on landscape projects before mid November.

ESM dismissed and BOD Only

1. Treasurer report –Finances are building up. Assessments are coming in. Trying to build up reserves for insurance renewal and also for upcoming repairs from rockslide.
2. Flood insurance for lower units is being renewed.
3. Do's and Don't's list for unit owners, realtors and property managers is done. Wendy will clean up document for it to be shared with all parties.
4. Still working on changes to legal declarations. Reviewing markups and will hope to complete in November.
5. Discussed placing lien on unit behind in their fees. BOD will reach out to unit owner and let them know we will be placing the lien on them.
6. Website has been updated; accurate owners list and a few other adjustments.
7. Brief conversation on unit owners asking to add generators or potentially solar panels.

Meeting adjourned 7:31 PM

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