

Villa Madeleine Resort Condominium Association

Board Meeting Minutes

August 27, 2025, 5:00 AST

Attendance

John Maganas – President

Wendy Fetcher – Vice President

Rhonda McHenry – Treasurer

Jeff Bauer– Member at Large

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

Thomas Tharrington, ESM

Welcome and Call to Order

Meeting called to order 6:06 PM

ESM

1. Lock project completed. There was a few issues. Wrong locks put on some units. ESM will do walk through in next month with locksmith to make sure all units are done and operable.
2. Unit owner drilled out newly installed lock. Repairs will be covered by unit owner, not HOA.
3. Painting project. 4 units (top row) done except North side. Scaffolding taken down during Hurricane season. Unit 9 should have been also done. ESM is going to do some fall landscaping projects early to hopefully allow painting to finish units in October. ESM thinks they can catch up with additional units next year.
4. Cul de Sac project completed. Paint Done but it is covered by rock slide.
5. Unit 44 projects done and pool is being refilled.
6. Rock slide. Temporary repairs done. New stairs built to access units affected. Early estimates looking at \$7-\$10,000 to repair. Board requested damaged stairs be secured safely to keep people from using them. We will have certified engineer review and offer solution.

Reilly joined mtg 5:31 ASP

ESM dismissed and BOD Only

1. Treasurer Report. Budget will be affected by rock slide. Cash on hand is doing well. Cash flow should allow for repairs.
2. By Law revisions are back from Legal but board wants to have ability to review updates next to current governing documents
3. Project listing HOA vs Unit Owners responsibilities done and will be added to public section of the website to be available to owners, property managers, realtors.
4. Gutter guards, survey still open. Currently trending towards owners' approval. Waiting to have results after survey close. Board supports project but wants to have clear direction from unit owners. We will vote by special board vote next week.
5. Website is updated to reflect new pet policy.
6. Board has approached staff to be more attentive, especially with landscaping, even though it is off season.
7. Board asked to get meeting minutes uploaded to owners website for 2025.
8. Discussed making owners roster be more friendly for updating than present PDF form.
9. Next meeting called for September 17 at 5 AST.