

# **Villa Madeleine Resort Condominium Association**

## **Board Meeting Minutes**

**September 17, 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

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

Meeting called to order 5:01 PM

### ESM

1. Discussed Rock Slide. Resulted from high winds during Tropical Storm. Thomas from ESM looked at damage with engineer. Waiting for options on repairs to come back
2. Lock project is completed. ESM walked the property to insure that all locks were on correct units and operational. We have some questions on the invoice and will hold final payment until it is reviewed.
3. Discussion about owner vs. HOA responsibility to refill pools if repairs are done. A unit owner had repairs done and uncovered some issues, HOA was responsible for. Boards position is the cost of refill depends on the type of repairs. If is from a pool failure it is the HOA, if it is because a unit owner wishes to do upgrades or cosmetic repairs it is the responsibility of the unit owner. If an HOA responsibility repair is discovered during an owner initiated pool upgrade or resurfacing, then the owner pays for the water refill.
4. Discussion about unit owner that drilled out lock instead of contacting ESM. Unit owner will be billed for the replacement.
5. Unit painting project. Four units almost completed. Suspended paint during rainy season. Hope to be complete before high season.

6.

ESM dismissed and BOD Only

1. Treasurer report – not much new to report. Assessment sent to owners for gutter guard project and cash is flowing in for this.
2. By-Law updates and revisions back from legal. To be reviewed for October meeting.
3. Do's and Don't's list for what Unit and HOA is responsible for is done and being finalized for distribution to website, property managers and realtors.
4. Gutter guard project. Sample materials on island, waiting for release from customs. Update in October.
5. Discussed unit owner in arrears and lien being put on unit.
6. Custom milled door repair parts and window exterior replacement molding is in Miami and being shipped to STX.
7. replacement molding is in Miami and being shipped to STX. Discussion after town hall meeting about workflows and follow up on buildium tasks. The board has talked to ESM about uniform workflows and will follow up to see if there is room for improvement.

Meeting adjourned 6:37 PM AST.