**Board of Directors Meeting Minutes**

**September 28, 2022**

The meeting was called to order at 7:05 by President Kelly Coronel.

BOD Members in attendance: Pat Duggan, Ray Gdovic, and Brian O’Malley. Excused was Charlene Sheets and Chuck Speigner, non-voting Board member/chair of ARC. Also in attendance was Beth Black from Evernest Property Management,

The meeting agenda was emailed to residents in advance, and copies were available at the meeting.

**Officers Reports**:

President – Kelly deferred giving a report since most of her activity since the last meeting will be discussed under other business tonight.

Secretary- Minutes of the July meeting were emailed to the Board. Corrections were noted that Brian is a member of the Board, not a volunteer from Grounds. The Minutes were approved as corrected.

Treasurer- Ray sent the report for the period ending July 31 to the BOD; a copy is attached to these Minutes.. The August information was reported orally; Ray will mail the report. The September report is not available and won’t be for at least another month.

**Committee Reports:**

ARC: Chuck submitted a written report (attached) which Kelly read to the attendees.

RV: Ray reported on behalf of the RV Captain; a copy of the report is attached.

Communications: Pat did not submit a written report but announced that the domain name for the switch from Villages OF to Villages AT has been completed. The Evernest transition to Appfolio platform has begun, but we weren’t notified in advance so we are learning about it the same as everyone else. The confusion caused by the change in banks and the timing of dues payments being made is being given Board attention. Evernest is working to get checks deposited that were sent to the wrong place. Electronic notices that added on late fees and interest will be addressed by the Board. Our own website will continue to be managed by the Board, not Evernest. Help on this committee is still needed.

**Property Manager’s Report:**

Diane Clarcq will be leaving Evernest in the next two weeks. Beth Black has also resigned; her last day will be Friday, September 30. No new agent has been assigned to our HOA yet. Inquiries should be directed to Foster Haynes. Billing questions can continue to be sent to Talaya Spratley or to Chloe Haynes.

**Homeowners Comment Period:**

Questions were addressed about the past-due dues notices that were sent out by Evernest; the status of the 2023 budget (meeting to be held in October); and appreciation for the new décor (curtain valances and chair covers) in the Clubhouse. Kelly thanked Pat Speigner for her time doing the sewing and Ray Gdovic for hanging new curtain rods..

**Old Business:**

1. **Pool area erosion.** The JCC grant was not awarded to us for 2022. A proposal from Massie Construction was previously approved and work is scheduled to begin in October.
2. **The Chelsea Crescent Wetland Drain** is holding up. We are still seeking a response from VDOT about debris in the area.
3. **Sinkhole at second pond**. The repair workwill be done in October or November, depending on weather.
4. **Weathersfield violation.** JCC is expected to come out on October 7 for a reinspection of the natural land area, and to release the violation status.
5. **Pond 1 Fountain**. The new fountain and lights are to be installed in the next couple of weeks, depending on weather.
6. **Pond 2 Aeration**. We are still waiting on the proposal for this new aeration system, which also needs gaskets.

**New Business: (see Agenda for discussion items)**

1. Pool Repairs. There is a list of work and/or replacement items that are recommended or strongly recommended by Continental. Kelly will confirm that these can wait until 2023.

2. Clubhouse air conditioner. The purchase of a new AC and heating was approved. Smith & Keene’s bid was accepted. A temporary AC will be installed until the units can be delivered installed. The total cost is $15,385.80 and will be paid from Reserve Funds. Work should be completed by mid October.

3. Toilet in Women’s Restroom. The broken toilet was replaced at a cost of $500, from the Reserve Funds.

**Announcements**

1. The Yard Sale has been rescheduled from Oct 1 to Oct 8 due to the hurricane/rain forecast. The dumpster will be pushed back one week from Oct 8 to Oct 15.

2. The Fall Festival is being planned for October 29.

3. The Board will be having a working meeting on Oct 11 to being budget preparations for 2023. Meeting will be at the clubhouse, time to be determined.

4. The next Board meeting will be Wed, November 15, at 7 pm. It’s one week earlier than usual due to Thanksgiving the following week.

5. The Annual Meeting of Homeowners is scheduled for Monday, Dec 12, at the JCC Library on Croaker Road. Notice will be mailed to all homeowners, along with proxies for voting, applications to join the Board, and the budget information.

This portion of the regular meeting was adjourned at 8:09 followed by an Executive Session.

The meeting was reconvened at 9:09. Upon motion and second, the Board approved moving forward to terminate our management contract with Evernest. Upon motion and second, the Board authorized Kelly to proceed with negotiations for a new management contract with Town Management.

The meeting was adjourned at 9:20.