

VIA DEL MAR CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 9, 2023 6:00 PM Association Pool

Meeting called to order at 6:02 pm by President John Duffy

Roll Call: Board members John Duffy, Frank Ragucci, Jackie Klinker, Perry Seraceno, Don Lilly and Property Manger Donna Becker Present.

Proof of Notice; Posted as required.

Approval of March 21, 2022 Meeting Minutes- Motion to approve made by Frank second by John. Minutes approved without revision.

Treasurer's Report: Jackie Klinker reported the following: *Master Operating Fund as of March 31, 2023* \$12,739. *VDM 1* \$37,662. *VDM 2* \$50,961. *Total Reserve Fund Master* \$25,352. *VDM 1* \$22,264, *VDM2* \$39,983. Quarterly Dues: VDM 1- one unpaid quarterly assessment, VDM 2- one late fee.

Presidents Report- John provided an update on the Water Main Supply repairs in VDM 2 which commenced on April 10th. The majority of all repairs on both Via Cameron and Via del la Palma have been completed, with holes filled and sod replacement. There are a select few homes that are on hold due to the location of the water main supply being under the driveway necessitating excavation and removal of concrete or pavers. NO completion date has been scheduled. The Planning Board will need to approve additional funding as the original estimates do not cover this. Via Privada will be tied into that completion schedule for VDM 2. The Board has been in touch with TOJ project manager, who will notify affected homeowners before they start. John asked neighbors to notify Donna or any Board member if they notice workers spraying Blue markers, indicating the project will commence soon. This will give owners who have left for the summer time to decide for paver removal. VDM 1 water supply schedule is still pending, Sink hole and Man hole repairs are still waiting on a crew. June remains the target date, with cure in place to follow those repairs.

Secretary Report- Frank reported on the status of the Amendment Changes. The proposed amendments are: (a)reduce the % needed for all future amendment changes or those that require community vote (b) Board Approval Only for material alterations for Common Property to include landscaping and hardscape, with the latter strictly following guidelines for required easements and required distance from neighboring homes. Currently 75 % of owners in the respective phase the alteration takes place is needed to make any changes outlined above. The first drafts are not clear in both wording and content, nor was the material alteration amendment provided. Frank stated that he will be working through the summer months getting this ready for September at which time a special meeting (Town Hall Informative) will be

called for that purpose only. If all votes needed to pass the amendment are not done, then the meeting is recessed for 30 days in which time members can canvas door to door. Owners who do not vote are counted as a NO vote. We have 90 days from the initial meeting to pass proposed amendments.

Committee Reports: Don Lilly provided an update on the Landscaping Project for **VDM 1** recently completed. Over all the new plantings have made a significant impact on improving the grounds, however the final walkthrough also highlighted areas that are still in need. A new proposal with estimates was done. Gail Tomaselli provided the update for **VDM 2**, giving an honest report on the process. Phase 1 focus was to remove old dead bushes and plantings, adding new colorful replacements. Although the selection for each home was carefully considered not every home needed plant replacements. Annuals or perennial flowers will be considered and estimates obtained. The board will wait until Phase 2 final walk through is completed so they can determine if the budget allows for additional landscaping at this time. The one common take away was Communication between Reggie -Valentine and the landscaping crew who install the plants. The suggestion as they move forward is to have Valentine accompany Reggie on their walkthrough.

Manager's Report: Donna has reached out to 3 vendors for road resurfacing, awaiting one vendor estimate. Once all 3 have been obtained the Board will meet with them to discuss the expectations and needs of our community. Roof Cleaning 3 homes on Via del la Palma. Gate Repairs are continuing with Felix doing construction and installation. Some wooden gates only require new hardware replacement. She reminded owners that all requests for repairs need to go through Jupiter Management. Both work orders and applications for change are available on the website or through her office. Owners are not to direct vendors with requests.

Old Business:

- **Trash Cans and Recycle Bins-** The new large Cans **MUST** be stored in the garage or behind the side gate out of sight. They cannot be in the front courtyard or visible from the street. All garages can accommodate both a car and the trash cans.
- **Guest Parking Area-** Reminder to all owners, the Guest parking lot located in VDM 1 is for **guests**. Owners are assigned 2 spaces per our documents, their garage and the driveway. (2 car garage/driveways may accommodate more) The Guest Lot serves both Phase 1 and 2, it is not intended for owner parking, long term un- attended storage. Unlicensed or unregistered vehicles will be towed without exception.
- **Trucks-** please be mindful that pickup trucks (owner) are **NOT** permitted on community grounds per our documents.

New Business:

- **House Paint Color Addition-** the Board has approved the addition of white (pure white to include alabaster, white dove or similar) to the house color pallet. Frank explained that months of time and thought went into the current color pallet adopted by the community in 2014. Careful consideration to Community, house style and tiled roof necessitated selecting colors that would enhance existing homes that did not want change. 2024 will start the cycle for re painting for

homes that require it. Adding new colors to the existing will be considered with Board and community approval.

- **Awnings-** Applications for awnings require Board Approval only (Article 6:1 Units) In an effort to keep a cohesive community, all awnings must be solid, no stripes. A sample of the 5 color choices have been ordered. They will be posted on the Bulletin Board once they arrive.

Open Discussion- A question from the floor asking how documents and bylaws is enforced. Letters are sent to owners, with follow up. Failure to comply will initiate further action which depends on the specific violation. The subject of owner required insurance was discussed. All owners are required to have insurance for the replacement value of the home. Those owners who are self-insured still need to provide documented proof that the monies are secured for the home replacement. Board meetings will commence in September and will be held every month thru May, From the Boardroom Newsletters will fill in the gap during the summer for community updates.

There being no further business, the meeting was adjourned at 7:25 pm. Motion to adjourn made by John second by Perry.

Next Meeting: September 2023 date to be determined

Respectfully Submitted,

Frank Ragucci

transcribed/mr

Board reviewed. Approval at the next scheduled meeting.

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