

## Villas at Cedar Cove Condominium Meeting March 27, 2021

ALL Information can be accessed at the Villas web site.

villasatcc.com

The Quarterly Meeting was conducted by Excel Management via a Zoom meeting

### Introductions

President Ronald Lips called the meeting to order at 10:10 AM and greeted the participants.

Ron introduced the Board and asked them to offer an overview of their assignments

Vice President Jim Marshall:

Our Contact is with the Town of Millville, Whiteford Taylor| Preston (who specialize in HOA Law in Delaware, Maryland, Virginia and Washington DC areas). Our contract with them is on a contractual basis monthly for a year within our budget constraints. Jim is also the Banks expansion liaison with the town's Planning and Zoning Commission.

Treasurer Craig Schroeder:

Craig's main endeavors at this time will be with our Pool and security issues therein. Coordinating with Marc Sharp (Excel Property Manager for the Villas) with insight into installation of a salt system as our Chlorination System will need to be replaced in the not too distant future. Repairs to the Gate (where we have a resident who does this type work) and will provide his skills on a cost basis for the parts.

Secretary Patrick Nothnagel:

Presently working on Insurance bids, Treasury assistance and interface with Payable approval to Excel, Pond Management with Capano Management for Millville Town Center, and meeting records.

At Large Rick Gance:

Reserve Study, Street Maintenance issues / updates, Lord's Nursery "Tent Fields" and roof concerns.

Webmaster Dennis Wright has added a new 'For Sale' application to the community website. This application is now operational and allows homeowners to post items they have for sale. A brief demonstration of this application was provided during the meeting.

ARC Chair Mark Dieste has been busy looking into vendors and evaluating costs of area maintenance firms in the area.

### Old Business

The need for community assistance in several areas to include; area beautification, hospitality, community summer yard sale, book club and walking club.

We also need everyone to complete and return their questionnaires. To date we have around half the community who have not done so. The importance here cannot be stressed enough as we need information for Insurance quotes on owner and rental units. Excel needs information in case of maintenance issues and we need to update resident information files as we have new residents as well.

**Quarterly dues are due now April 1<sup>st</sup>**

### **Property Management Report.**

Dave Baldo introduced their new system that will be available to the community shortly and it will provide financial information for individual properties and an overview for the board regarding Payables and Receivables. Dave also provided a quick review of our standings as of the end of February. It is significant that our Reserve Fund for the time being is more than adequate. The good news is that the Quarterly Dues will remain the same at \$643.75 for the balance of 2021. More news will follow as the system becomes available to all residents.

Marc Sharp is our Property Manager for the Villas and inspects our area a few times a week. Mark has been very diligent in responding to requests for maintenance and has many years of expertise in his field.

### **New Business**

We have signed new contracts with the following companies:

Landscaping Sposato as they have done a nice job compared to other firms in the area and their manager Brandon has been accessible when questions or meetings were requested. They are also our snow removal firm, if necessary.

Cannon Pools are new to us but we were not satisfied with last year's company, they represent several of Excel's developments and come highly recommended. They were also competitive with their pricing. They are also able to handle the salt water filtration system conversion and have provided a quote for us to consider. The Salt Water System is a better system and actually provides a savings over purchasing Chlorine as the Salt is much less than the chlorine tablets.

### **Resident Q & A**

When is the Pool Opening? As soon as we have the directives mandated by the state of Delaware, we will plan on opening the pool. Pool access will be limited by number of people and time restraints.

This being said, we are in need of pool monitors in 2 hour shifts much like last year in order to keep expenses in line. We remind everyone we will need compliance like last year with a Pool Waiver if Covid is still with us. Those not obeying rules will be restricted from the pool for the rest of the season. Pool access will be denied if dues are owed or fines are unpaid.

Insurance concerns were raised by a resident about wind insurance as they were attempting a Refi and lender demanded Wind coverage or wouldn't move forward. The answer is that we are actively looking into getting quotes with and without wind. HOWEVER we must have the information from the questionnaire as to rental units as this has some impact on fees. I have all the information needed except this portion of the application with the broker I am working with.

Another resident inquired about wild vegetation around the interior pond and Dave Baldo of Excel indicated that Marc Sharp would address this with Tributaries and get it resolved.

Next question was regarding the new law Firm and their abilities and concerns over costs. Jim Marshall addressed the costs and their abilities. An additional question was raised about contracts longer than 1 year, Ron and the board have commented that while one-year contracts were used by some developments in the interest of holding down costs, multi-year contracts were used by many developments these days and as long as they are with a reputable firm, it benefits our community.

Jim Marshal made a motion the Meeting be adjourned after a second it was adjourned at 11:15 AM