**Villas I at River Strand Association, Inc.**

**BOARD OF DIRECTORS MEETING**

**Thursday, August 3rd, 2017**

**6:00 PM**

**5325 State Road 64 East Bradenton, FL 34212**

**MINUTES**

1. **Call to Order:**

The meeting was called to order at 6:06 pm

1. **Establish a Quorum:** President Scott Ellsworth attended the meeting via telephone while Directors Kelly Case and Marilyn Kay attended via person. A quorum was established. Also present, Property Manager Kasey Dick from ICON Management.
2. **Proof Of Notice:**
	1. The Notice was posted 48 hours in advance and is in compliance with FL. Statue 720.
3. **New Business:**

***Time Frame for Reserve Scheduling-*** Discussion was held regarding the time frame for the reserve scheduling specifically as some homes are already 3 years old. It was discussed the Association would put in place a structural schedule for any phases of the community that are over 3 years old. The Board along with Property Manager Kasey Dick will continue to work on the scheduling so the appropriate buildings are scheduled according to the life expediency of the specific reserves.

***Landscape/Plants***Discussion was held regarding specifically the condition of the lake banks throughout the Villas community. Property Manager Kasey Dick informed the residents and the Board she would communicate the communities concerns with both TruScapes and Pond Professionals.

***Backflow Scheduling***Discussion was held regarding the scheduling of all residents annual back flow inspection. Property Manager Kasey Dick suggested she receive proposals from different plumbing companies and possibly schedule all residents in the first quarter in 2018 as an Association expense as then all residents would be on the same schedule.

***Flood Insurance***A resident requested the Board of Directors discuss the possibility of looking into getting a group rate for residents that are in currently in a flood zone. After discussion it was agreed this would not be an Association matter as not every home in Villas are in a flood zone and residents mortgage companies may have different requirements.

***Mulch Scheduling-***Now that the community is built out all homes within Villas will be on the same mulch scheduling. Property Manager Kasey Dick informed the Board and resident’s mulch is typically reapplied in the fall after the rainy season.

***Finance Review-***Property Manager Kasey Dick answered all questions and concerns regarding the latest financials and the reserve scheduling.

***Fence Discussion-***Discussion was held regarding the lack of a security fence on the intersection of Port Harbour and Heritage Preserve Run. Residents have a safety concern and requested Property Manager Kasey Dick draft a letter to the Board of Directors for River Strand Master Association.

***Roof Maintenance-***Discussion was held regarding the roof maintenance and after discussion it was tabled until the next Board of Directors Meeting.

***Spectrum Pedestals-*** Discussion was held regarding some of the conditions of the spectrum pedestals throughout the Villas community. It was requested Property Manager Kasey Dick reach out to Spectrum directly to have them come out and correct and repair any pedestals that are currently damaged or not installed correctly.

1. **Owner Comments –** Owners comments were taken at this time.
2. **Next Scheduled meeting**

The next Board meeting is to be determined**.**

1. **Adjournment**

With no further business to conduct, Director Marilyn Kay made a motion to adjourn the meeting at 7:37 pm. Director Kelly Case seconded the motion. Meeting adjourned.

Respectfully Submitted,

Kasey Dick- LCAM

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