

The Cottages at Waterside Village Owners Association, INC.

Board of Directors Meeting
Wednesday, August 25th, 2021 @ 4:00 PM CST

*This meeting of the Board of Directors for The Cottages at Waterside Village Owners Association, INC. will be held via teleconference due to the COVID 19 crisis and CDC guidelines for social distancing.

Topic: Waterside Cottages Board Meeting
Time: Aug 25, 2021 04:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/86054225461?pwd=amZEMDk0Uy9LU3dkb3Z2aGN0YTJGdz09>

Meeting ID: 860 5422 5461
Passcode: 318903

Meeting Agenda :

- A. Call to Order
- B. Quorum Check & Proof of Notice
- C. Approval of Agenda (**VOTE**)
- D. Approval of prior Meeting Minutes (**VOTE**)
- E. Financial Report & Delinquent Accounts - **Adrian Welle**
- F. Old Business :
 1. **Landscaping Renovation - Adrian Welle**

The current landscaping renovation projects by both Green Earth and CoastView have been completed.
Our monthly maintenance landscaper, CoastView, will continue to improve and maintain our current landscaping.
 2. **Mailbox Purchase - Adrian Welle**

The new mailbox is in operation. The old mailbox has been removed.
 3. **Lighting Renovation - Adrian Welle**

The old street lights have been removed; and the new streetlights are up and working.
Adrian is meeting with Duke Energy this week regarding the installation / quote of additional street light(s) on the west end of the street.
 4. **Drainage Issue - Cindy Ursu and Adrian Welle**

There are drainage issues in the back of the Cottages along the canal; most significant issues are on the west end of the development closest to the condo.
This is causing sand washout over the boardwalk in significant rains, and also over time will continue to degrade the foundation behind the Cottages.

To remedy this issue we are first having Adrian meet with a stormwater engineer this Tuesday (August 24th) on property for advisement.

Adrian - Please update us on this meeting and next steps.

4. **Sectional Boardwalk Replacement - Cindy Ursu**

Our contractor has completed the section of the boardwalk that we authorized to be replaced.

Are we ready to have the contractor quote the next section?

5. **Current Damaged Homes (Owner Updates) - Cindy Ursu**

Each month we will discuss each home that still requires exterior repairs based on the ongoing inspections by Property Manager, Adrian Welle, as well as issues reported to the HOA by residents.

And we will get an update from each owner regarding their repairs.

Should progress toward repair not be made, the HOA Board will move towards punitive action.

Below are the outstanding repairs needed:

#3204 - Seasters LLC, AKA Amy Milton, Owner :

Need House Numbers [Fire Code] & 3rd floor window needs repair.

Last Update from Owner - (05/10/2021) - We have contacted Panama City Glass for an estimate on the repair needed.

#3208 - Ted Grauch, Owner :

All repairs still needed. Wood pile against the home.

Last Update from Owner - (07/01/2021) - Ted replied via email to the Board that:

- Roof repair was completed last week.

- I've decided to replace all the siding rather than patch. It's being removed and all new house wrap applied starting tomorrow.

- We'll have the siding materials in in 2-3 weeks. With some luck the siding will all be replaced by end of July.

- I'll be back down next Tuesday and Wed to make progress on the garage door refinishing.

#3216 - Dan & Jeri Clark, Owner :

Need House Numbers [Fire Code], Paint & Garage door fixed.

Last Update from Owner - (06/23/2021) - Jeri Clark updated the Board on the conference call that all siding and trim repair had been completed and they are struggling to find a painter. Also windows order is relayed. completed by June 11th, 2021.

#3226 - R S Fowler Properties, Raye Fowler, Owner :

All repairs still needed.

Last Update from Owner - (06/23/2021) - Roofers are currently putting on the roof and other construction is being started. Colors have been submitted and approved.

#3234 - Eugeniu Ursu Corp., AKA Cindy Ursu :

Need garage door fixed.

Last Update from Owner - (08/23/2021) - Still waiting on Dave's Garage Doors for repair. Hopefully only a week or 2 more.

G. New Business :

No items.

- H. Owner Comments
- I. Schedule Next Meeting
- J. Adjournment (*VOTE*)