

Villa Tanglewood HOA

February Board Meeting Minutes Tuesday, February 25, 2025 7:00 p.m. via Zoom

1. Call to Order: The meeting was called to order at 7:01 p.m.

2. Roll Call – Establishment of Quorum

Board Members Present:

Susan Johnson, President
Sara McAndrew, Treasurer
Lisa Hect, Secretary
Michelle Fontenot, Member-at-Large
Can Alemdar, Member-at-Large

Board Members Absent:

Lisa Hect, Secretary
Can Alemdar, Member-at-Large

Management Staff Present:

Linda Adams, Director, PMG
Nicholas Bouza, Director, PMG

3. Summary of Executive Session

The Board met for a brief Executive Session prior to the open meeting and discussed delinquent accounts and legal issues. The Board voted to move forward to foreclosure on a seriously overdue account.

4. Approval of Prior Board Meeting Minutes – January 28, 2024

Motion by Sara McAndrew to accept minutes as written. Susan Johnson seconds. Motion passed unanimously.

5. Management Report

We continue to do masonry repairs around the property in order of severity. Thankfully we haven't received any new reports of water intrusion during the last few weeks that we have had rain, so it seems that between the roof and masonry repairs, things are getting better.

Steward Group, who presented the insurance webinar, has been contacted by several unit owners to give quotes for their condo policies. We encourage everyone to contact Steward Group or check with their own insurance agent to make sure they have proper coverage, especially if they are renting out their unit or don't permanently occupy it.

Now that the weather has improved, we will begin to focus on the many areas of rotten wood fascia. Rafael and another team member worked today on the first area at Bldg. 202 and photos were shared of the before and after.

6. Treasurer's Report

Our closing funds balance for January 31st was just over \$272,000. Income for January was \$45,148 and operating expenses were controlled at \$32,317, meaning we were nearly \$13,000 under budget in expenses.

There were plumbing and masonry repairs of nearly \$9,000 which are paid out of reserve funds.

We are very happy to report that we received a payment of over \$20,000 on a delinquent account, which almost brings it up to a current status.

The remaining delinquent account balance is just under \$50,000, with several accounts at the attorney's office for collection, one is set for foreclosure at auction in March, and another is on an approved payment plan. We will provide an update on the delinquent account balance each month.

7. Email Motions Approved since January 2025 Board Meeting:

The Board of Directors unanimously approved the appointment of Michelle Fontenot to fill the vacancy on the Board of Directors.

8. Old Business:

We are still working with the engineer from Darr Engineering to determine exactly what repairs are needed in order to ensure the balconies and patios at Building 206 are safe and operational. Additional repairs have been identified and we are waiting for updated estimates.

9. New Business:

We received several estimates for exterior building painting, which would include pressure washing the exteriors, prep and prime, painting of the brick exterior as well as metal staircases, hand rails, wood fences at

patios, downspouts, decorative railings, etc. Basically, all exterior surfaces of the building would be painted. This would not only improve the appearance, but also the paint would help seal the bricks against moisture.

10. Unit Owner Open Forum

After the Owners' Forum, there being no further business, the meeting adjourned at 7:43 p.m.

Submitted by:

LISA HECT
Secretary
Villa Tanglewood Condominiums HOA

**Approved by unanimous motion at Board of Directors Meeting on
3-25-25.**