

Board Meeting		
<b>Date</b>	October 16, 2023	
<b>Place</b>	Villa Caballeros on Zoom,	
<b>In Attendance</b>	Mark Davis Michael Fitzgerald Roger Vanhyfte Michael Delauzon Wes Smith Cindy Anderson (Management)  Several Homeowners in attendance	Board Members
<b>Recorder</b>	Management	
<b>I.</b>	Call Meeting to Order	Meeting called to order at 9:03 AM
<b>II.</b>	Approval of minutes	A motion was duly made, seconded and approved July 17, 2023 minutes.
<b>III.</b>	TREASURERS REPORT	In our operating account we have \$17,000+ and in our reserve account we have \$272,000+. Other funds 11,093+ for a total of \$312,000+. We are over budget. A motion was duly made, seconded and approved.
<b>IV.</b>	Committee reports	Landscape: Flower will be planted in boxes same as last year.  Balcony: Board is discussing second inspection.
<b>V.</b>		.
<b>a.</b>	Walkways	Tabled waiting or bid.

<b>b.</b>	Budget	Tabled
<b>c.</b>	Parking structure	Painting has been Tabled
<b>d.</b>	Motion light in garage	Taken off agenda as it is not feasible due to the amount of traffic.
<b>e.</b>	Roofs and repairs	Board reviewed list of roofs that leaked and the repairs that have been done and interior work that is underway.
<b>f.</b>	Insurance	Board reviewed the insurance renewal information provided by our insurance company in the amount of \$19,388. Includes out liability, D & O, umbrella, and workers Comp. A motion was duly made, seconded ,and approved.
<b>g.</b>	Inspector of Elections	A motion was duly made, seconded and approved to contract with NLB in the amount of \$1748 to provide our election services.
<b>h.</b>	Stucco damage and gate painting	Paper perfect will do their yearly stucco work throughout the complex. This year they will also paint the garbage gates.
	Reserve study	A motion was duly made, seconded and approve the reserve study as presented for 2024.
	Homeowner comments	Balcony railings, lights, dead trees, rules and regs, party at pool, election rules and open house signs

	<p>Meeting adjourned at 10:37 AM</p> <p>10:38 – 10:50 Exec session</p>	<p>Next meeting is the scheduled for November 20, 2023 @ 9:00 AM.</p> <p>Balcony contract, past due accounts and legal. Notice of default for 613-247 a motion was duly made, seconded and approved.</p>
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