

**Villa Madeleine Resort Condominium Association**  
**Board Meeting Minutes**  
**Sunday March 24, 2024 Minutes 7:00 PM AST**

THE FOLLOWING BOARD MEMBERS WERE IN ATTENDANCE via ZOOM:

Jeff Graham - President

John Maganas - Vice President

Rhonda McHenry - Treasurer

Wendy Fechter - Secretary

Jeff Bauer - Member at Large

Invited Guests:

Thomas Tharrington, ESM

Gregg Snow, ESM

Thomas and Gregg were excused from the meeting once the ESM and Roofing Sections of the agenda were completed.

WELCOME AND CALL TO ORDER

The agenda was approved and a meeting via Zoom Video Conferencing was called to order at 7:00 pm EST/AST by Jeff Graham, Board President.

ESM REPORT/VRMCA - ThomasTharrington/Gregg Snow

1. Unit # 21 & 22 wall is nearing completion.
2. Emergency access: ESM will coordinate with Cotton Valley fire station to discuss protocol.
3. Unit #15 cable to be buried, ESM ordered the conduit and it will be completed shortly.
4. VM tennis court fence with missing top poles to be repaired.

ROOF PROJECT Jeff Bauer/John Maganas

1. Roofing Update progress discussed, on schedule at this point. Updates will continue to be posted on VM website.
2. Noted roofing interior repairs Bedrock is responsible for cutting and caulking screw and drill misses only. Owners are responsible for handling any other patching and all interior painting.
3. Dropbox (an iCloud accessible file) usage for roofing items such as punch lists was discussed for assisting with transparency during roofing project.

PRESIDENT'S REPORT - Jeff Graham

1. The 2024-25 Budget will be finalized once we obtain insurance quotes.
2. Marshall Sterling and Inter Ocean are working up property insurance quotes, once received any necessary increase in monthly HOA fees will be calculated and communicated to ownership.
3. Establish Website Contract Folder for Board use to compile our VM Community long term contracts.
4. Roofing committee was officially dissolved.

#### VICE PRESIDENT'S REPORT - John Maganas

1. See Above

#### TREASURER'S REPORT - Rhonda McHenry

1. Budget vs. Actuals has required us to look very closely at our financial position. Fee issues were discussed, actuals have required us to increase some fees.
  - Great House sewer fee from \$750 to \$2150
  - Water charge to owners from \$285 to \$385/load beginning 4/1/2024, prior cost was \$.03 per/gallon, now \$.07 from The Reef and \$.08 from Marco. Last year VM lost \$10K and \$6K the year prior in water costs.
2. Discussed current budget to actual 2024 Financials and will insert new insurance premium figures in order to finalize the 4/1/24-3/31/25 annual budget once insurance quotes received.
3. Raymond James Foreign Income Tax Refund of approx \$8000 will be submitted with our tax return.

#### SECRETARIES REPORT - Wendy Fechter

1. February 2024 Annual BOD minutes have been submitted and will be included in the 2025 Annual Meeting to be approved.

#### MEMBER AT LARGE REPORT- Jeff Bauer

1. Accountant Agreement: Board voted for increase of \$200/month, for VM Accountant, Kelly Kuipers, first increase in three years.
2. WWTP Agreement with MG Waste Water Consultants is being discussed and analyzed.

With no other items brought before the Board.

#### Next BOD Meeting

Wednesday, April 17th at 7:00 PM AST/EST; 6:00 PM CST; and 5:00 PM MST. The meeting was adjourned at 9:16 PM AST/EDT.