Villas Executive Board Meeting
November 12, 2008

Members present
Mike Strawins – President
Jean Kelley – Vice President
Pat Susec – Treasurer
Donna Haase – Secretary
Nancy Cake – Member-at-large

Mike Strawins called the meeting to order at approximately 6 p.m.

Agenda

1. *Approval of minutes from the October meeting*
   - One correction to the October minutes, the Villas Executive Board requested the meeting with the management committee. Donna will make the correction and send the corrected version to Jack for the Villas Voice website. The October minutes were approved pending the correction listed.

2. *ACC Report*
   - There were two requests for trees; both were approved by the ACC.

3. *Treasurer's report*
   Pat Sucec is updating the files. Expenses were checked and correct. The budget has been assembled.

4. *Old Business*
   - Renting individual rooms is illegal according to the bylaws. Renting the unit as a whole is legal. Rental tenants must be given a copy of the bylaws.

4. *Old Business* (con't)

- It was suggested that the finance committee be given the assignment of researching the issue of electrical costs that will be deregulated in 2010. This deregulation will raise the electrical rates by 50%. PPL has a phase-in option that would allow customers to pay a few extra dollars/month on top of their monthly bill.
- The finance committee has been given a copy of the budget. A member of the Finance Committee suggested that one person do the bookkeeping. The Executive Committee stated that the bookkeeping job would too much of a commitment/job for one person alone.
- Property management – Good input and suggestions have been given, research continues regarding corrections that our current property management needs to address, i.e. financial reports and delinquency reports. Delinquency reports must be more concise, correct, and up-to-date. Homeowners- in- arrears must be notified via letter that will be followed up on by the finance committee. Resident summary reports (lists all unit balances and amounts paid during the month) must be given to the Executive Board. Mike Strawins will notify our property management company of the reports that we must have each month.

5. *New Business*

- New insurance bids – Jim Gould, CPCU (Insurance & Surety of Camp Hill, PA, 717-763-1144) presented insurance bids from his company. Jim gave a very informative presentation regarding insurance regarding condo homeowners' insurance responsibilities. He also presented a brochure of the agency and the 2008 Insurance Proposal and Presentation. A copy of the proposal and presentation will be available at the clubhouse. Jim made an offer (without regard to selling insurance) to look at any homeowner's insurance policy to determine if the homeowner is overpaying for his or her homeowner's insurance (see phone number above).

6. *For the good of the order*

- Nothing for the good of the order this month.

7. The meeting ended at approximately 8 p.m. The next Executive Board meeting will be January 21, 2008 at 6 p.m.

Respectfully submitted,

Donna Haase, Secretary