

## **THE VILLAS OF SOUTH PADRE HOMEOWNERS ASSOCIATION**

### **July 23, 2024 Board of Directors Meeting**

The Board of Directors of The Villas of South Padre Homeowners Association (HOA) met on July 23, 2024. In attendance were Directors Barbara Hays, Gerald Geletzke, Juan DeAnda, Dabney Helms, Ruben Solis, and property manager Pat Marchan.

- 1) Pat Marchan reviewed the July 1, 2023 – June 30, 2024 fiscal year financials. Although the expenses for the year were a little over budget because of a new air conditioner installed at the security building and a new air conditioner installed at the clubhouse, these costs were offset by income from a 6-month CD that was purchased in December and by late fee (HOA dues) fines and interest. The Villas did end the fiscal year with a positive net income balance. Overall, The Villas financials were positive.
- 2) Pat Marchan led a discussion on maintenance issues that need to be addressed for the 2024-2025 fiscal year budget. These included:
  - a. Resurfacing the tennis court – a McAllen contractor estimated it would cost about \$13,000 to fill the cracks in the tennis court, add a new main surface, and then 2 coats of finish for the inbounds area of the tennis court. This would include also striping the court for pickleball with the lines being a shaded color of the tennis court surface. This would create a dual-purpose tennis court to accommodate both pickle ball players and tennis players. The cost will be added to the budget and Pat will issue a request for quote to two contractors out of McAllen.
  - b. Tennis court west and north fence repairs – the fence surrounding the tennis court is rusted and has broken poles. The rusted poles and vinyl coated chain link will be replaced, and the gate to White Sands from the tennis court will be removed. This work will be done in-house with only costs for labor and materials.
  - c. The garden strip on the Holiday Inn wall directly across from the security gate will be replanted. The sprinkler heads did not function and the previous landscaping plants did not survive. The sprinklers were repaired and TK Lawn Services will replant this garden strip.
  - d. The keypad at the beach access gate needs to be replaced and will be included in the budget.
- 3) The board discussed the July renewal of the property insurance including (community) property, liability, windstorm, and flood. The existing policies will be renewed July 31.
- 4) The new pricing for security went into effect effective July 1. There is a \$2/hour increase in our contract security cost. This increase is reflected in the 2024-2025 budget and there are no plans for a dues increase to offset this additional security hourly cost.
- 5) The front entry gate circuits fried from a power surge after a heavy rainstorm in late June. The cost for a new gate opener mechanism is \$7,500 and the expense will be included in the 2024-2025 budget.
- 6) Pat Marchan presented the budget for the 2024-2025 fiscal year. The budget includes the maintenance and gate costs discussed at the meeting
- 7) Several owners have keys/garage door openers at the gate to allow guests and contractors access to their homes when they are not in residence. In accordance with the advice of counsel, The Villas will no longer keep any owner keys or garage door openers at the gate. Security is not authorized to open any owner home for guests or contractor nor can they hand out keys to an owner home. A letter will be sent to all owners advising them of this policy.

- 8) There have been issues with package drop-off at the gate. After consulting with the Villas attorney regarding liability, it was determined that the guard building is not considered a secure building for Owner valuables, including mail, packages, and keys. There is no separate locked room to store any owner property or mail. Upon the advice of the attorney, the Villas will no longer accept or hold packages and mail at the gate. All non-post office packages (UPS, FedEx, common carrier) will be delivered directly to the house address on the packages. All U. S. mail will be placed in the owner's individual mail box at the gate. Oversize packages that do not fit in the mailbox or in the package box will be held for pick-up at the South Padre Island post office. This package policy will go into effect mid-September and a letter will be sent to all owners notifying them of the change.
- 9) Barbara Hays gave an update on The Villas website. All owners will now receive an e-mail any time there has been a posting to the website. These postings include, but are not limited to, meeting notices, meeting agendas, meeting minutes, maintenance issues with the amenities or the gates, and new or amended policies and guiding documents. Previously only those owners registered for the website received notification of something being posted on the website.
- 10) Barbara Hays reminded the board that the annual homeowners association meeting will be held on November 2, 2024 at 10:30 a.m. in the clubhouse.