

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

February 23, 2017

I. CALL TO ORDER

The February 23, 2017 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Kelly Graeber at 6:37 p.m.

II. OPEN FORUM

III. ROLL CALL & CALL TO ORDER

Officers Present

President	Kelly Graeber
Vice President	VACANT
Secretary	Erin Bishop
Treasurer	Scott Raider
Director	Christina Simokat
Director	Sebastien Page

Also in attendance was Managing Agent, Tafu Sagapolutele of CHAMPS, a Division of AAM, LLC.

IV. MINUTES

A. **Approval of the Board of Directors Meeting Minutes of January 26, 2017, prepared by CHAMPS/AAM, LLC.**

A motion was made, seconded and unanimously carried to approve the Board of Directors meeting Minutes of January 26, 2017, prepared by CHAMPS/AAM, LLC, as submitted.

V. FINANCIAL REPORT

A. **Approval of Financial Statements and Bank Reconciliations for the period ending December 31, 2016, prepared by CHAMPS/AAM, LLC, subject to year-end review.**

A motion was made, seconded and unanimously carried to approve the December 31, 2016 financials and bank reconciliations, subject to year-end review.

B. **Approval of Financial Statements and Bank Reconciliations for the period ending January 31, 2017, prepared by CHAMPS/AAM, LLC, subject to year-end review.**

A motion was made, seconded and unanimously carried to approve the January 31, 2017 financials and bank reconciliations, subject to year-end review.

C. **Delinquency Report & Attorney Status Report from GBF.**

A motion was made, seconded and unanimously carried to approve waiving the late fees for Unit #86 and Unit #125.

VI. MANAGEMENT REPORT

Tafu Sagapolutele gave the Management report and a copy was included in the meeting packet.

VII. UNFINISHED BUSINESS

A. Discussion Chimney Cap Repairs.

A motion was made, seconded and unanimously carried to approve the proposal from Ragsdale Construction at a cost of \$2,400.00 per unit.

VIII. NEW BUSINESS

A. Approval of the Morgan Stanley recommendations to continue to ladder the Association's portfolio.

A motion was made, seconded and unanimously carried to approve the Morgan Stanley recommendations to continue to ladder the Association's portfolio.

B. Approval of the Reviewed Financial Statements as prepared by Michael J. Ferrara, CPA.

A motion was made, seconded and unanimously carried to approve the Reviewed Financial Statements as prepared by Michael J. Ferrara, CPA.

C. Discussion Holmes Landscape proposals #1827 and #1828 regarding tree replacement per recent tree removal project.

Defer to March meeting.

D. Discussion of exterior stucco repair.

Table to the March meeting. Brent Kirby to take a look at stoop at 1907 Azure Way.

E. Architectural Requests:

1. 1975 Azure Way – Replace Front Doors

A motion was made, seconded and unanimously carried to approve the request to replace front doors at 1975 Azure Way, subject to the color scheme matching the existing stucco and door framing.

2. 1910 Azure Way – Install Vinyl Fence at back patio

A motion was made, seconded and unanimously carried to approve the request to install a vinyl fence at the back patio of 1910 Azure Way.

F. Wateridge Insurance

A motion was made, seconded and unanimously carried to approve the Wateridge Insurance Proposal @ a cost of \$2,003.00 for the total premium.

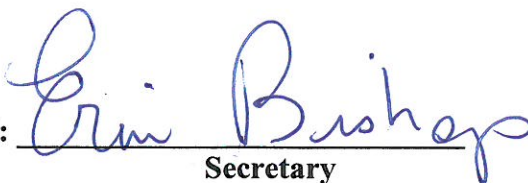
IX. ANNOUNCEMENTS

A. The next meeting is scheduled to be held on March 23, 2017, at 5:30 p.m. at _____.

X. ADJOURNMENT

A. There being no further business, the Board Meeting adjourned at 6:45 p.m.

Approved: _____


Secretary

2