

VIRGINIA VILLAGE CONDOMINIUM OWNERS ASSOCIATION

OPEN SESSION MEETING - Wednesday, June 29, 2011

The meeting was called to order at 6:32 p.m.

All directors were present. Thus, a quorum being found, the meeting was called to order at 6:32 p.m. Also present were homeowners Beverly Abbott, Julie Ross, and Eddie and Jerry Johnson. Robert Campbell from Berro Management was also present.

Beverly had emailed about the potholes. If more people report it, they will take notice. Robert will correspond in this regard to Public Works.

It was announced that the patio in 106 is completed.

There were comments that the grass not looking good; and that this is a test case for Growing Concern to plant St. Augustine because it isn't growing. On motion duly made, seconded and carried, management was directed to ask A Growing Concern to plant Saint Augustine.

It was announced that as to the recent bee infestation, Western Exterminators took care of it today, 6/29/11.

There was a discussion about the Special Assessments. Robert Campbell announced that the majority of homeowners had paid, and that 17 homeowners that haven't paid all of it. There was discussion of possibly a penalty for those that are late. Robert indicated that the association can send intent to lien notices to any homeowner behind on dues. They need to have 30 days notice. However, he announced, that contrary to popular belief, the amount delinquent does not have to be \$1800 in order to record a lien on a unit.

There was discussion on assessments collections in general. There was a discussion on the few units that had been in foreclosure and on the fact that under the lender protection provisions in the governing documents of a condominium, an assessment lien is subordinate to a lender. However, small claims judgments and other remedies are still available to associations where a unit has been foreclosed. Robert also explained that escrows ask for demand letter and that special remedies are available against absentee owners. Robert will report at the next meeting on how escrows handle the special assessment at Virginia Village.

There was discussion about the north fountain, which is reported to spew water. Jerry Johnson was asked to look at it.

There being no further business to come before the Open Meeting, and on motion duly made, seconded and carried, the meeting was adjourned at 7 p.m.

Respectfully submitted,

Kathleen Phippard
Secretary