

THE
VILLAGE  GRANDE®
AT ENGLISH MILL

Board of Trustees
Meeting Agenda
February 18, 2025 at 6:30pm

1. Pledge of Allegiance **AMENDMENT**
2. Roll call
 - President- Bob Kennedy
 - Vice President- Art Farnum
 - Secretary- JoAnne Goldberg
 - Treasurer- Eileen Mayer
 - Trustee- Abe Greenbaum
3. Approval of Agenda
4. Approval of November 2024 meeting minutes
5. President's Report
6. Treasurer's Report
7. Committee Updates

8. Old Business:

A. So far we have had 2 snow occurrences this year, The snowstorm of 6 January 2024 invoiced cost was \$15,938.82. The second snowstorm on 12 February, 2025 invoiced at \$20,054.26. Total cost of both storms is \$35,993.08. At last year's budget review process the BoTs approved a budget of \$30,000 for snow events for FY2024-FY2025. Funds will come VGEM Operations and Reserve.

B. The recent By-Law ballot to increase Initiation Fee and contribution to Working Capital failed. Fourteen percent of the community voted against the initiative. Although this first attempt failed the BoT would like to thank everyone who did vote and those that offered their opinions on the subject and the process. Although this first attempt failed the Board of Trustees will continue to pursue this very important amendment change to the VGEM By-Laws. It is imperative that our obsolete By-Laws reflect updated thinking and the community's economic health. Planned educational seminars on this subject will be announced shortly, with another vote to follow.

C. As you may know our Landscape Contractor, Outdoor Decor notified us he was closing up shop at the end of December 2024. The BoTs have solicited bids from several landscape contractor and a final down select will take place COB 2/28/25. We

hope to keep the new contractor cost within our current approved budget.

9. New Business:

A. Every year the Men's Club and the maintenance guys rearrange the outdoor pool furniture and discard furniture that is worn or damaged. Last year was no exception. Furniture that was discarded, tables, chairs and chaise lounges needs to be replaced before the start of the summer. This year the Special Events Club with the help of the Senior Club will purchase new outdoor pool furniture using funds generated from the Pool Side Grill and the 50/50 at no cost the HOA. I have a motion before the Board to approve the purchase of new outdoor pool furniture in the amount of \$8,485.18.

B. Irrigation water, better known as city water for our lawns and the costs associated with it is a huge concern to the BoTs. Last year, as a community we spent \$120,426.45 on city water. That's equates to \$25.27 of your monthly HOA fee. To combat this, the BoTs are working on 2 initiatives to eliminate our dependence on city water. The first initiative, which will take place in the coming weeks is to replace our highest consuming irrigation pits with well water. Our second initiative is a plan, although in its infancy, is to replace every irrigation pit with well water removing our dependence on city water entirely. This second initiative will require some creative thinking and a lot of work. The BoTs hope to form a committee of individuals, in the near future, that can start the ball rolling on this project. If you have any interest in helping the BoTs move this effort forward, please contact Tara. The saving on our monthly maintenance fee is significant. More to follow on this subject later.

As mentioned above, first planned initiative will replace 2 irrigation pits. One located at 114 Violet Dr and the other at 223 Ivy Rd. Last year these 2 pits costs the community \$18,572.79 for city water. The BoTs solicited bids from 3 well drilling and irrigation companies. I have a motion before the Board to award a contract to Rainmaker Irrigation and Landscaping to install 2 new wells at a cost of \$12,700 .00 per well for a total of \$25,400.00. Funds will come from operating budget. This was a planned budget activity.

C. The HOA's liability insurance with Hartford Insurance has been cancelled. There are several reasons that lead to this. First, we received the premium notice via the USPS late and the invoice schedule wasn't in Assoica's automatic pay system which resulted in a late payment being sent. In essence we even missed the grace period. In addition to the late payment, we have 5 claims filed against the HOA. Three of the 5 have no momentary value, which means they will have dropped off in a couple of years. The other two had momentary judgement but only one paid out a very minimal dollar amount. However, because of the late payment and the 5 claims, Hartford looked at us as a financial risk and cancelled our policy. Hartford would have renewed but at a \$44K increase over the current policy of \$30,000.00. That was unacceptable. Through our Broker, we were able to secure HOA insurance through Selective Insurance but at an increase. Total cost for liability insurance now stands at \$47,938.00. Our Broker advised an increase was coming one way or the other this April when the policy would renew. It appears the insurance industry is experiencing

high damage claims throughout the country as the result of fires and hurricanes and the insurance industry is spreading its losses across the board. The BoTs and Associa have put in place a procedure that will insure we never experience a late payment again.

D. It has come to our attention that an update to the community rules regarding Sidewalks, Curbs and Lawns is needed. I have a motion before the Board to amend paragraph 22 of our community rules, dated August 23, 2024. Please see the attached change. No cost impact.

E. Motion to approve the emergency underground water main pipe break repair done by Junior Mechanical at \$7,269.00. Funds to come from reserve.

F. VGEM Domain Name. It has been suggested a Domain Name be created for VGEM. The concept would establish specific email address for each BoT position and for Finance Chair. In doing so we would create an historical trail for future Trustees and finance members. We have not moved beyond just talk at this time. However, we believe the concept is sound and is a worth wild undertaking. There is minimum cost associated with this effort of less than \$100 per year. If any community member has expertise in this area and would like to help out, please give Tara at the office a call. Thank You.

10. Acknowledgements:

1. Community Crafters Club – for decorating the clubhouse during the holiday seasons.
2. Men’s Club – for sponsoring the annual Holiday Gift drive.
3. Maintenance Guys – For working behind the scenes to keep the clubhouse in good repair.
4. To Jim and Denise Conway, on Bluebell – For not forgetting the Veterans on Valentine’s Day. And Thanks to the community for donating.
5. Thanks to the snow Captains for measuring snow during the last two storms.
6. Upcoming will be the Stand Down Event in Atlantic City for all Veterans, especially those financially challenged. A donation box and list of needed items is forthcoming. Thank You in advance.

11. Trustee closing comments:

12. Adjournment:

Please submit any questions to Tara, so that the board can properly prepare to answer.