

Items for VMM on 12 July 2023

1. Have all fence gates on the fence line behind Halifax Dr and Stonehaven been inspected for security?
All the gates along the Windward Isle boundary have been secured with new locks and chain were necessary. Any issues should be reported to the Business Office.
2. Big pool maintenance – Is work on schedule?
It is slightly behind schedule due to some change orders but we still expect completion to be around the beginning of September. Mosquito deterrents have been added to the standing water that remains in both the pool and the spa.
3. What is the work status for the Outdoor Kitchen?
We are behind roughly a week on construction to change orders that required additional consultation with engineers. The issue has been resolved and work has resumed.
4. What is the start status of the Auditorium Roof Upgrade?
The material staging is scheduled to begin July 31. A significant area in the Parking lot will be used for these supplies.
5. Will the Auditorium be closed during the roof replacement?
It will be closed on occasion, but they will try not to affect any of our planned activities.
6. What is the status of the bid process on the sunken drain repair on the west end Camelot Dr, North?
Bids continue to be solicited for. This project will likely be scheduled in October or November.
7. Any update on the plan to repair/replace the out streetlights? More out each week.
Electrician is still working through the list. We have had to pull him off several weeks in a row for pedestal changes, but they should be back on schedule next week.
8. What is the status of getting homeowners to repair their hurricane damage?
We still have many homeowners whose scheduled dates for repair are in September. We continue to work with cooperative homeowners. Those who are not cooperating are running out of time to provide answers and work out an acceptable arrangement to have completed repairs or face Rule Violations that could result in eviction. Those whose homes are FOR SALE are not exempt and buyers for the home will not be approved until they sign an agreement that they understand the required repairs to the home and the time frame they are required to have them repaired by. Additionally, those homeowners should be aware that if they are in Rule Violation, especially once filed with the court buyers would need to be notified and would be added to the complaint to cover all bases. Can/Will the HOA draft a statement confirming support of enforcement of the repairs and outlining the reasons the unrepaired homes are a detriment to the community? This will be given to our legal team for use in court.
9. Any update on the exit gate faux brick area repair?
Our project manager is working with a contractor on the repair; however, we do not have the time frame this work will be done yet.
10. Any progress on making the maintenance yard gate blend better with the new fence?
Working with one of vendors to see what we can get the product we want to use in the right height.

As a reminder residents and guests are not permitted in construction areas for their safety and the safety of the construction teams. Please do not cross over any roped off areas around the Auditorium building.

