

**QUARTERLY VILLAGE MANAGER MEETING**  
**SEPTEMBER 3, 2025, AT 10 AM IN CLUBHOUSE**

**PRESENT:** Glenn Addis Hoa president, Keith McManus FMO, Frank Cardinale Compliance Rep., Gail Reichert Special Events and Vets, Pam Bentz treasurer

**Plus, management team:** Suan Fatzi manager and Mike Rosenhaugen Regional VP

**1. Auditorium update.**

Grand opening date changed from 9/11/25 to 9/15/25 due to Caterer not being available. Residents need to sign up for head count for food. All invited

**2. Streetlights, see updated list of outages. We were told in June 2025, VMM company to be out in community on the 16<sup>th</sup> to begin the complex repairs/ wiring etc.**

Streetlights always on will be that way, always on. Mike and Susan were given Frank Cardinale's updated light list and map of village showing all lights. Lights are still being repaired and most of the streetlights left need wiring etc. not just a bulb out.

**3. Exit gate asphalt replacement of broken cobblestone**

This is expected to be completed by end of October along with the Miami gutters in village streets, potholes, seal coating of Auditorium parking lot. Residents involved directly in the area being repaired will get a notice placed on their door. Other Residents will be informed by email.

**PAY ATTENTION DON'T GO THROUGH CONED OFF AREA'S**

- BOD also asked if area of cobblestones in front of Clubhouse could also be repaired as it floods often. Susan will pass onto project Manager.

**4. It was stated in July VMM 7/25/2024 that Veteran's and first responder's memorial was budgeted for 2025. Is this still happening? HOABOD offered to clean up area. We were told at the July meeting it was on list to be done! Striving for completion on Veteran's Day. Area by lake and flag is where memorial will be. It is in Capital budget for this year.**

**5. Laundry room. Why can't this be a priority and get it completed, Ongoing for well over 6 months. Isn't it a liability to have water on the floor and doors off hinges etc.**

Mike will look at laundry room. Susan wanted to push it to 2026. No large capacity washer is being installed. Mike will check on 2 missing washers and repair one that is broken.

6. Status of new guard starting on gate for the Weekend hours of 1-4. Understand people have been turned away as no more applications are being taken. When do they start? We have been without guard for over a year on weekends.  
New Access manager is going through background check. They do live in village and Susan hopes to hear shortly and new person can start.
7. Letters going out to HOMEOWNER'S, are they cleaning up their yards, carports or are you getting it done and hiring /charging the HO as stated in Rules and Regulations? Homeowners that are selling their homes, are you doing the same? Following the rules and regulations regarding home upkeep?  
Susan has been after HO and if they haven't responded in allotted time frame she goes forth with hiring a company to clean up home and charges them according to the Rules and Regulations. This pertains to residents selling their homes and seasonal residents too!
8. Pickle ball nets. Have they been replaced? Bocce ball umbrella replaced.  
New Pickleball nets are in Athletic supply closet out by courts. All equipment is in there. After playing any one of the sports YOU need to return items to closet. BE ACCOUNTABLE AND PUT ITEMS AWAY. BY DOING SO YOU KEEP EQUIPMENT IN GOOD SHAPE. BOCCE ball umbrellas in closet.  
Pickleball and tennis courts to be resurfaced November of this year.  
Shuffleboard next year 2026
9. Outsourcing of front fence on GANTT, any progress?  
We are doing the repairs currently. Have one area to complete.
10. Broken storage bin in Pickle ball court removed?  
DONE
11. Gym TV: TV works. One station Bay News 9 is the station problem. The TV in Auditorium and outside Kitchen will be cable as is the Clubhouse TV. Broken Tread mill and Elliptical repairs to be done. They do have Service contract on them. No timeline on Ceiling painting.
12. Landscapers are taking care of common areas and Susan has spoken to them as to mower blades. It is responsibility of Residents to pick up fallen branches etc. in their yards, front and back. Place it in paper yard waste bags or waste container labeled yard waste. DONOT PUT OUT ON STREET OR PARKWAY. CARRY TO YOUR DRIVEWAY GARBAGE PICKUP AREA.



13. Does maintenance have daily chores? Susan stated yes when fully staffed. Mentioned to both Susan and Mike, couldn't they hire outside maintenance for time being? No official answer.
14. WIFI at Auditorium needs new password set up. Old one not working. Susan on it to get password.
15. ADA lift at pool: Susan stated it is approved and ordered. 4-6 weeks to get it and install it. Pool will have to be closed during installation. It will be at the clubhouse pool as shower there is also ADA accessible.

#### COMPLETED ITEMS:

1. New pool noodles.  
**DONE BOTH POOLS**
2. Lights around the clubhouse common area are being replaced with a solar unit. Is this still taking place?  
**COMPLETED**

#### NEW ISSUE:

1. Residents are moving the umbrellas at small pool and tables, putting their coolers by pool. Smoking and drinking? Is there smoking allowed at pools? If residents don't go over to the gate at the small pool and the smoke blows right back to all of us floating in pool. No receptacles anymore? (Also, all beaches are non-smoking now.) Can you make pools NON-SMOKING?  
Suggestion for small pool, place a bench right outside of gate on lake side with a receptacle. Large pool, most smoke over by fire pit.  
**Not non-smoking currently. Residents do need to be responsible and go to the gates on either end. Don't smoke in middle or by pools it blows back on those in pool. You should be 20 feet from a building!!!!**  
**Be kind, Be respectful of non-smokers at pool.**
2. Can it be open 24 hours like in the past and use code keypad to get in? or opened earlier than 8 am  
**Can not remain open 24 hours due to liability of you injuring yourself at 2 am and no one around to assist. Hours are 8-10. No staff here to open prior to 8am.**
3. Directory and Emergency contact information that office sent via email, or you can fill out paper copy (see office staff)  
**There is a system in placed called "Call Fire" an automated call goes to your phone. It is important to have this updated. Another system is Manage**

**America. Please fill out your information as office needs to get Directory completed and so these systems are also correct for emergencies.**

- 4. When fertilizer gets placed monthly could a non-emergent email or phone call go out? Susan felt this could take place. Signs are put up on Parkway etc.**

**The BOD wants to thank Susan and Mike R. for taking time out of their busy schedule to answer Residents' Concerns.**

#### **HOABOD**

**Glenn Addis President**

**Pam Bentz Treasurer**

**Phyllis Kenline Communication chair**

**Keith McManus FMO**

**Frank Cardinale Compliance Rep.**

**Denette Groff Secretary**

**Gail Reichert Special Events**

**Joanne Senpiel Alternate non-voting Director**