

VILLA RIVIERA CLUB, INC
BOARD MEETING MINUTES
Wednesday April 3, 2024

- **Call the meeting to order and certify a quorum**

The meeting was called to order at 12:44pm by Diane. Quorum was met with Rebecca McGreal, Pam Hein, Don O’Neal, Cynthia Mahoney White and Paul Crawshaw in attendance. Diane Whittington, CAM was also present.

- **Approve prior meeting minutes (March)**

Rebecca made a motion to approve the March meeting minutes. Pam seconded the motion. **MSC unanimously**

- **Balcony survey results & discussion**

Each question was broken down into a single page of responses. Largest group likes continuous framing with separate balconies, most common choice to remove from options was continuous balcony with dividers, overwhelming group of owners agree that the height of patio dividers on courtyard buildings is adequate. Short discussion of whether or not the planters truly need to be removed. Photos will be sent to owners to show deterioration. We need to be careful of the ac condensate lines & hose bib there. Recommendation to shorten the pipes to be placed close to the building, overwhelming group prefers to keep balconies at 5.5’ versus 7’, overwhelming group to not connect the Oceanfront balconies but they could still square them off. Close decision to remove planting beds on oceanfront buildings, was preferred by 2 votes. We made notes for questions for a future survey. We also shared an email from Tomas of Keystone Engineering regarding reasons the cantilever design is not recommended.

- **Estimated project cost discussion (see attachment A)**

A spreadsheet of estimates from the milestone report was provided to all. Discussion was had on how to pay for it. Either a loan with interest or special assessments. Something to think about is do we look at selling 101 to put money into operating and to add another unit to share the cost of everything. We also know there will be additional costs as we must install a fire alarm system in all buildings and sprinkler systems in two buildings. Diane is currently reaching out to engineers to spec out the project.

- **Material Alterations vote threshold discussion**

Currently the threshold to approve material alterations is 75% of all owners but for board elections it is simply who gets the most votes. A change in this vote requirement will require approval by 75% of owners and would need to be accomplished as an amendment to our Governing Documents. Rebecca and Pam are in favor of adjusting to require simple majority, Don recently attended a webinar during which the attorney stated 2/3 was the default unless specified differently in our condo documents. He reminded everyone that only 25% or, in our case, 8 owners could stop progress that 20 owners agree on, so he too is in favor of a simple majority. Paul believes that the higher percentage is to force compromise within the

ownership and recommends 2/3 or 75%. Setting various approval thresholds or spending limits is an option to consider when addressing the need for owner votes. Several owners shared comments and suggestions to consider.

- **Adjournment**

With no further business to discuss, Rebecca made a motion to adjourn the meeting at 2:19pm. Paul seconded the motion. **MSC Unanimously**

(Cynthia was not present for the adjournment vote, she logged off of the meeting at 1:30 pm.)