

Veranda Board of Directors Meeting Minutes  
Friday, July 21, 2023, at 8:30am via Zoom

Board Members: Tom Cumpson, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid, Jennica Brodeur

Item 1: Tom Cumpson called the meeting to order at 8:30 am.

Item 2: The board unanimously approved the June 2023 meeting minutes via email, and they were emailed out to the community.

Item 3: A&L Committee Report/Social Committee

- A. Dr. Spitler provided the following A&L updates:
  - 1. 1416 Picket – Railing at the front door was approved. Prototype will be provided to other homeowners that wish to add a railing.
  - 2. 1313 Veranda Way – The A&L Committee is working to come up with suggestions to assist this homeowner.
  - 3. 1326 Banner – WCPAM will reach out to the homeowners to have them submit an A&L form for the replacement of hedges and other landscape changes.
- B. Jennica Brodeur provided the following social committee updates:
  - 1. July food truck event was well received.
  - 2. August Event: Movie Night on the Green!

Item 4: Unfinished Business

- A. Commemorative Tree/Bench – The benches have been ordered. WCPAM is waiting for the homeowner to approve the proof.
- B. The board discussed properties that require landscape maintenance.
- C. WCPAM provided the board with the spring inspection results and subsequent inspection updates.
- D. The board discussed homeowners who are being fined.
- E. Contractor plans to fix the sidewalk near the corner of Vickery and Hammock and two additional sections on Veranda Way by August 10, 2023.

Item 5: Financials

- A. The board approved the June 2023 financial packet. June 2023 Ending Balances: Checking - \$43,832.71 and Savings \$67,911.19.
- B. Galen Miller and WCPAM met at Truist Bank and closed out (7) Veranda CDs previously held with Truist. Funds were deposited with Member's 1st for 15 months at a 5% return. The expected return will be about \$18,000.

Item 6: New Business

- A. RPI Proposal – The board approved the bid for the treatment of the Maple Trees in the neighborhood.
- B. Stone Wall – The Witmer Group proposes to:

“Hot water pressure washes all walls. Front and rear entrances.

Fix cracked mortar joints on vertical sides.

Lay 1” 1/2 bluestone cap on walls at front entrance.

Rake head joints on cap, and caulk. Seal all stone walls with water repellent.

Will need the flagstone caps. But to get a precast cap made for the top is even more expensive. This is the way to go. The cost of rebuilding the stone wall after it deteriorates will be much more.” The Executive Board requested a comparative bid.

C. Plantings in the beauty strip – The board encourages homeowners not to plant in the beauty strips, but if you have, you need to clean up and maintain the plantings.

D. Next Meeting: Friday, August 18, 2023, at 9:00 am via Zoom.

Adjournment – 9:38 am.

<b>Veranda Common Area</b>				
	<b>6/1/2023 - 6/30/2023</b>		<b>1/1/2023 - 12/31/2023</b>	
<b>Account</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Income</b>				
Association Fee Income	\$8610.00	\$13370.00	\$60659.50	\$160440.00
Association Fee Income: TC	\$3820.00	\$0.00	\$23996.00	\$0.00
BANK INTEREST	\$0.71	\$0.00	\$7.09	\$0.00
Convenience Fee	\$16.31	\$0.00	\$67.00	\$0.00
Late Fee Income	\$0.00	\$58.33	\$0.00	\$700.00
<b>Total for Income</b>	<b>\$12447.02</b>	<b>\$13428.33</b>	<b>\$84729.59</b>	<b>\$161140.00</b>
<b>Expense</b>				
Capital Reserve Transfer	\$2196.50	\$1337.00	\$8022.00	\$16044.00
Social Committee	\$0.00	\$83.33	\$0.00	\$1000.00
Veranda "Common" Accounting	\$354.95	\$100.00	\$1428.54	\$1200.00
Veranda "Common" Electric	\$1874.90	\$1300.00	\$8861.83	\$15600.00
Veranda "Common" General Maint.	\$0.00	\$244.58	\$4512.50	\$2935.00
Veranda "Common" Insurance	\$0.00	\$0.00	\$3193.00	\$5161.00
Veranda "Common" Landscaping	\$2000.00	\$5833.33	\$42206.58	\$70000.00
Veranda "Common" Management Fees	\$2322.67	\$2416.67	\$13781.02	\$29000.00
Veranda "Common" Pond Maint.	\$606.00	\$600.00	\$1212.00	\$3000.00
Veranda "Common" Postage	\$0.00	\$41.67	\$0.00	\$500.00
Veranda "Common" Snow Removal	\$0.00	\$0.00	\$0.00	\$12000.00
Veranda "Common" Sprinkler System	\$1037.61	\$500.00	\$2570.51	\$2200.00
Veranda "Common" Water	\$0.00	\$250.00	\$1508.56	\$2500.00
<b>Total for Expense</b>	<b>\$10392.63</b>	<b>\$12706.58</b>	<b>\$87296.54</b>	<b>\$161140.00</b>
<b>Net Operating Income</b>	<b>\$2054.39</b>	<b>\$721.75</b>	<b>-\$2566.95</b>	<b>\$0.00</b>

<b>Veranda Towns &amp; Carriages</b>				
	<b>6/1/2023 - 6/30/2023</b>		<b>1/1/2023 - 12/31/2023</b>	
<b>Account</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Income</b>				
Association Fee Income	\$3820.00	\$0.00	\$27091.00	\$0.00
Association Fee Income: TC	\$6150.00	\$11100.00	\$45055.00	\$133200.00
Convenience Fee	\$5.53	\$0.00	\$44.77	\$0.00
Late Fee Income	\$0.00	\$41.67	\$0.00	\$500.00
<b>Total for Income</b>	<b>\$9975.53</b>	<b>\$11141.67</b>	<b>\$72190.77</b>	<b>\$133700.00</b>
<b>Expense</b>				
Association Fees	\$3820.00	\$4200.00	\$23996.00	\$50400.00
Veranda T&C General Landscaping	\$0.00	\$5729.00	\$35134.83	\$68748.00
Veranda T&C Landscape Replacement	\$0.00	\$552.00	\$4005.87	\$1552.00
Veranda T&C Snow Removal	\$0.00	\$0.00	\$341.96	\$13000.00
<b>Total for Expense</b>	<b>\$3820.00</b>	<b>\$10481.00</b>	<b>\$63478.66</b>	<b>\$133700.00</b>
<b>Net Operating Income</b>	<b>\$6155.53</b>	<b>\$660.67</b>	<b>\$8712.11</b>	<b>\$0.00</b>