



**VILLAGGIO HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA**

November 28, 2011 - 7:00 pm - In the Clubhouse

I. CALL TO ORDER / ROLL CALL

II. HOMEOWNER COMMENTS

III. OFFICER'S REPORT

- A. Secretary's Report - Minutes of the September 26, 2011 Board meeting
- B. Treasurer's Report –October 2011 financial

IV. MANAGER'S REPORT

- A. Telephone log - Sept. 19 – Nov. 21, 2011
- B. Work order log - Sept. 19 – Nov. 21, 2011

V. BOARD BUSINESS

- A. Liens – any needed will be brought to the meeting
- B. Architectural issue – 11841Barletta response to Board decision for him to replace slider
- C. Clubhouse painting proposals
 - 1. Mike's Custom Painting - \$1300-
 - 2. Premier Painting - \$1285-
 - 3. Bluewater Painting - \$1550 -
- D. Slab leaks – on going issue with leaks. Board discussion about possible preventative actions, insurance concerns, impact on the budget
- E. Gutter cleaning – same company, same price as last year
- F. Proposed 2012 budget – recommended increase of \$3 to go to reserves
- G. Correspondence

VI. NEXT MEETING DATE

Next regular meeting is scheduled for January 23, 2012.

VII. ADJOURNMENT

The Board meets in Executive Session prior to this meeting to discuss legal matters, if any, delinquencies including foreclosures and contracts with third parties.