

MINUTES OF GARDEN VILLA ASSOCIATION GENERAL MEETING

MAY 9, 2024

Stuart Hack called the meeting to order.

Board Members Present: Cindy Baker, Marti Mangan, Sheldon Mende, Laurie Bereny.

Not Present: Jim Southworth, Theresa Keegan, Gail Berra, Bill Cowan, Ro Kendall

Also Present from Third Board: Mark Laws, SK Park, David Veeneman, Andy Gnoccio

1. President's Remarks:

- GVA will provide roster of Regions to the Building Captains.
- We need volunteers to keep the Association going. Many on the Board have served for an extensive length of time. The value of GVA to its members is incalculable in providing information on matters pertinent to three-story buildings.
- When a resident has a need for services, it is important to make the request by EMAIL to Resident Services. Phone calls get lost too easily in the system.
- The Board determined in the last meeting that the Building Captain's Manual will be provided on the GVA website in PDF format for viewing or print. A process will be set up to provide the forms, such as the building directory and new resident welcoming package, will be available in word file format by making a request.

2. The Guest Speaker was Jay Allen, VMS Damage and Restoration Manager, Maintenance and Construction Department. Jay reviewed the role of the department and steps taken when there is an incident such as water leaks, cracks, mold, asbestos.

Highlights:

- **Leaks:** The first goal in the case of a leak is to secure the leak and repair the pipes or other source of the leak. The next goal is to dry out all moisture.
 - **Asbestos:** It is a fire-retardant material used a great deal in the past. As long as it is not disturbed, there is no danger. Once disturbed, it is in the air and must be eliminated.
 - **Duty of Mutual:** It is to rebuild back to mutual standard - the standard is "Paint in" meaning that anything beyond the paint is the responsibility of the manor owner.
 - **Very important** that residents have Condo Insurance to cover these losses beyond what the Mutual will repair.
 - **Inexpensive leak detectors** are very effective in warning when there is water intrusion.
 - In the Q&A session there was general discussion about damage restoration.
- ### 3. The next GVA Board Meeting will be Thursday, June 27, 4:00 p.m., Rec Room of Building 2393 Via Mariposa West. All Building Captains and 3-story building residents are invited to the Board meeting.
- ### 4. The next GVA General Membership Meeting will be Thursday, July 11, 10:00 a.m. Clubhouse 5.

Prepare by Cindy Baker, Regional Rep and Building Captain