
TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
January 6, 2021

The meeting began at 6:06pm. The following Board Members were present: Alan Bestall (Chair), Philip Ferranto, Christoph Diecke and Richard Brown. Ceosd.net (ceosd) was represented by Tyson Kane.

ASSOCIATION OFFICERS for 2021: Motion by Christoph to keep status quo unanimously approved by quorum present. [BDMT]

President: Alan Bestall
Treasurer: Philip Ferranto
Secretary: Christoph Diecke

OPEN FORUM: There were no non-Director Members present.

CONSENT AGENDA: Minutes of the Board Meeting on 12/03/20, October Financials and November Financials passed as part of the Consent Agenda on a motion by Philip Ferranto. Unanimously Approved.

PRESIDENTS REPORT: Move In/Outs, David Sterling Updates, Escrow Pipeline. [BDMT]

RESERVE STUDY: Received and Reviewed by Board. Concerns were expressed by Treasurer Phil Ferranto. Management to put treasurer in contact with Reserve Study Specialist to discuss concerns. [RESV]

-ATT: Management to cancel AT&T landline to Elevator Phone.

-ELEVATOR EMERGENCY PHONE: Management to contact Kings III for new cost-saving installation. [1578]

-TRASH CHUTES: Updates provided to Board. Trash Chutes certification and repairs estimated to be complete by 01/15/21. [1563]

-ROOF LEAK U312: Update provided to Board. [1580]

GARAGE EMERGENCY LIGHT SYSTEM: Motion by Philip Ferranto to approve proposal from I-Wire unanimously approved. [1557]

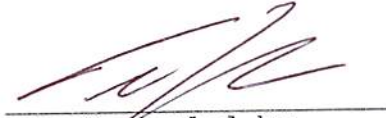
WASTE METRICS PROPOSAL: Management tasked with acquiring proposal from Waste Management for comparison and inquiring with Waste Metrics if they can use Waste Management instead of Republic. [TRSH]

BUDGET 2021: Motion by Phil Ferranto to approved 2021 Budget unanimously approved. Treasurer Christoph Diecke would like clarification with mgmt on HOA Dues and Reserve Amount. [FINS]

MANAGEMENT CONTRACT 2021: Board will continue review of contract.
Further discussion to take place at next Board Meeting. [MNGT]

NEXT BOARD MEETING: To be held February 3rd, 2021 at 6pm via
Zoom. [BDMT]

The meeting adjourned at 7:21pm.



Recorded by

DRAFT

Approved by