

Versailles
HOA Meeting March 9, 2009

Property Management

- Landscape
 - o Full landscaping \$7,000 - \$10,000
 - § Will start in August if we go with this company
 - o Spent \$8000 4 to 5 years ago
 - o Mike has additional numbers of companies to get pricing from
 - o Kim to work with women who does plants by pool
- Two post lights by front entry will be replaced. The current ones are beyond repair.
- Swimming pool we need to upgrade filter system due to a new law. The Virginia Graeme Baker Pool and Spa Safety Act came into force in December of 2008. We have till May 2009 when the pool is opened to comply with the law.
 - o <http://www.apsp.org/clientresources/documents/2Summaryof%20P-SSafetyAct.pdf>
 - o We will need to replace the pump and vacuum locking kits for \$2000.
- Pool will be opened early, May 16, for graduation party
- Fence for Parking lot
 - o After getting multiple bids
 - § Best is Ed for \$3800. (He will use cedar, screws and correct placements)
 - § Susana will keep the board up to date via e-mail
- Awnings
 - o Susana brought pictures of types of awnings
 - § Have two choices
 - Recover existing frame for approximately \$1000 and change sides for \$400 (This is just for the covers) Warranted for 10 years but not against cigarette holes.
 - For approximately \$3500 cover with enamel covering with 30 year warrantee
 - § E-mails will be sent with correct costs.
- Concrete – front entry
 - o Stamped Concrete \$5200
 - o Brushed Concrete \$3600
 - § Colored concrete additional cost of \$400
 - o People attending the meeting preferred the brushed concrete in gun metal.
- Website
 - o Demetrious will be upgrade the site.
 - o Needs to do the basics
 - § Legal information
 - § Financial reports
 - § Meeting Minutes
- The 12 broken windows have been replaced
- Elevator interior
 - o Aprox. \$4000
 - § Stainless Steel panels
 - § Recessed Lights
 - § Hand railing will be needed per law
 - § New Floor
 - o Aprox. \$4400
 - § Stainless Steel sides will replace panels
 - § Recessed Lights

- § Hand railing will be needed per law
- § New Floor
- o Aprox. \$5600
 - § Basket weave wall covering (this is made of metal which is hard to scratch.
 - § Recessed Lights
 - § Hand railing will be needed per law
 - § New Floor

Susana will e-mail with additional information

People attending the meeting would like to get rid of the panels and used the textured "weaved" metal wall covering.