

**VILLAS OF CAVE CREEK OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MONDAY, FEBRUARY 08, 2021; 2:00 P.M. (PST)  
VIDEO CONFERENCE**

**MINUTES**

**I. CALL TO ORDER / ROLL CALL**

The meeting was called to order at 2:01 p.m. (PST) by Board President Jeffrey Abramowitz. Mr. Abramowitz thanked everyone for attending and welcomed them to the meeting via video conference.

Those in attendance were:

**Board of Directors:**

Jeffrey Abramowitz	President
Susan Dodd	Vice President
John Holwager	Treasurer
Rosemary Callard-Szulgit	Secretary
Daniel Shaffer	Director

**Trading Places International:**

Joanne Hallert	Director of Resort Operations
Nicole De Casas	Administrative Assistant

**Villas of Cave Creek:**

Trish Dye	Manager
-----------	---------

**II. APPROVAL OF AGENDA**

*The agenda was approved as presented.*

**III. APPROVAL OF MINUTES**

*The minutes of the November 30, 2020 board meeting were approved as presented.*

#### **IV. REPORTS**

##### **Financial**

##### **MONTHLY STATEMENTS**

The board acknowledged receipt of and reviewed the monthly financial reports for month ending December 2020 and the months preceding, including but not limited to the balance sheet, monthly income statement, cash flow report, check register, monthly general ledger, and delinquent assessment receivable reports.

Joanne Hallert reported that the association ended its year with an operating surplus in the amount of \$28,674.

##### **DELINQUENCY/COLLECTION REPORTS**

The board reviewed the delinquency and collection reports. No action was taken.

##### **HOA INVENTORY REPORT**

The board reviewed the HOA inventory report. Joanne Hallert mentioned that there are currently 21 contracts in the deed back process.

##### **OCCUPANCY REPORTS**

Joanne Hallert reviewed the occupancy reports. Jeffrey Abramowitz pointed out the 71.4% net occupancy for the month of December.

Trish Dye mentioned that March is sold out for rentals and there is currently a waiting list.

##### **MANAGER'S REPORT**

Trish Dye reviewed her manager's report and answered questions from the board. Ms. Dye stated that all the downstairs shower surrounds should be completed at the end of the summer.

##### **ACTION ITEMS**

The board reviewed the action items noting that all items were either complete or ongoing.

#### **V. OLD BUSINESS**

There was no old business to discuss.

**VI. NEW BUSINESS**

2022 Meeting Dates

The 2022 meeting calendar was approved as presented.

2021 Annual Meeting

The board agreed that the June board and annual meetings would be virtual meetings.

Deed Back Requests

The board approved the deed back requests as presented in the board packet with the waiver of outstanding maintenance fees as directed.

The board instructed that moving forward Joanne Hallert would be responsible for approving deed backs on a case by case basis with hardship being the criteria for approval. Copies are to be included in each board packet for the board’s information. Management has the complete discretion to require maintenance and transfer fees be paid or waive them as appropriate. If there is any question as to whether a hardship exists, the request shall be circulated to the board for approval.

2021 Week Extension

The board elected not to extend 2021 use weeks as there are many options for owners to use them.

**VII. EXECUTIVE SESSION**

As there was no other business for discussion in the executive session, the minutes of the previous executive session, November 30, 2020, were approved as presented during regular session.

**VIII. ADJOURNMENT**

The meeting was adjourned at 2:44 p.m. (PST).

Next Meeting Date

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Place</u>	<u>Type</u>
Monday	June 14, 2021	9:00 a.m.	Video Conference	Board
Monday	June 14, 2021	2:00 p.m.	Video Conf.	Annual

Respectfully submitted,

DocuSigned by:

*Joanne Hallert*

C44270580CFE4FA...

---

Joanne Hallert, Director of Resort Operations  
Trading Places International

Accepted by,

DocuSigned by:

*Rosemary Callard-Szulgit*

DB6D7097430B4D6...

---

Rosemary Callard-Szulgit, Secretary  
Villas of Cave Creek Owners Association