

# **Robbers Roost Villas Regime 4**

## **Annual Homeowners Meeting November 1, 2025**

**Attendees:** Sandra Jordan (802); Buck & Glenda Buchanan (804); Vince & Barbara Brusceci (814); Mac & Sharon Morrow (816); Jan Doss (818); Mark & Barbara Rock (820); Ronnie Crawford (824); Edwin (Pete) Caison (826); and Gary Gildersleeve (828).

Mac Morrow called the meeting to order. Minutes from 2024 Regime HOA meeting were reviewed. Pete Caison made a motion to approve; seconded by Buck Buchanan.

**Treasurer's Report:** Mac Morrow stated that our buildings are in good condition after major repairs were completed. Regime 4 funds are being replenished. Current reserve account total is \$21,246.

**Election of Regime board members:** Mac Morrow and Gary Gildersleeve ran for the two open positions. No nominations were received from the floor. Nine units were represented in person and three units by proxy. Mac Morrow (president) and Gary Gildersleeve were elected with a quorum. Pete Caison made a motion to approve; Sandra Jordan seconded.

### **Old Business**

- Mac Morrow reminded the homeowners to turn the water off to their units when leaving for a few days or more.
- Mac Morrow stated that the repairs and painting were completed with no assessment for the owners.

### **New Business**

#### **Drainage Project**

All units in Regime 4 have paid the \$4,500 assessment for the drainage project.

Ronnie Crawford reported that the drainage work behind Regime 1 has been completed. During the last rain event (4 – 5 inches), there were no problems with the new drainage system. However, the city indicated that there was an issue with the scope of work for Regime 1. On October 14, 2025, an onsite meeting was held which included two NMB City engineers, Hardwick Construction manager, engineers representing Robbers Roost Villas (RRV), President of new Robbers Roost development (RRD) and four owners in RRV. The NMB City engineer stated that the original small drainage swale located on RRD property should not have been part of the new RRV drainage system. The NMB City approved and stamped plans did not indicate two separate drainage systems. RRV and RRD representatives stated that both



properties were against separate drainage systems. The NMB City engineer will consult with NMB City attorney regarding liability between the two properties – *action pending*.

An additional work order has been added to the original contract for Regime 1. A small swale is to be created to remove water from behind Regime 1 (Units 901 – 915).

Regime 3 & 4: New drains behind the units are scheduled to be completed (included in original contract). Behind Regime 4 (Units 802 – 814), a piped French drain system with catch basins to direct water into RRD drain basin is to be installed. NOTE Hardwick Construction will not start any new work until the NMB City engineer confirms the outstanding concerns are resolved.

### **Master Insurance Premium**

Regime 1 and 2 have completed the required electrical updates. As a result, the Master Insurance Rate has decreased, and Regime 4 will be able to direct more funds into the Regime reserve account.

### **2026 Annual HOA Dues for Regime 4**

Dues will remain unchanged from 2025.

### **Future Projects:**

Attendees discussed the following future projects for Regime 4.

1. Mulch in front of the buildings and around new plantings along Villa Dr (Units 802 – 810). Suggestion not to use pine straw as it clogs the drains. Monkey grass in front of Unit 808 needs to be removed prior to mulch installation.
2. New gutters and downspouts on front of the buildings.
3. Seal parking lot and repair driveway (i.e., tree roots).
4. New roof. Suggestion to investigate the option of roof coating.
5. Add unit numbers on the white band above the doors.

### **General topics**

1. Question regarding responsibility for funding of repairs to deck area. Bylaws state that homeowners are responsible for these repairs.
2. Question regarding the monthly cost of Spectrum bill. *Post-meeting note:* Monthly unit cost for Spectrum is \$48 (reference RRV Homeowners Packet dated November 1, 2025, Page 1 Budget, Utilities)

**Meeting Adjourned:** Vince Brusceri made a motion to adjourn; Pete Caison seconded.

