Meeting of the Board of Directors

Villas de Golf Association, Held in the Clubhouse

**December 21, 2015**

**Regular Membership Meeting Minutes**

***Unapproved***

**Call to Order and Roll Call**

President K. Ward called the meeting to order at 3:00 p.m. 10 Owners in attendance. The following Directors were present:

Kent Ward President Barb Mannette Vice President

Bob Shafer Treasurer Bernadette Moriarty Secretary

Chuck Burris Director

RPM property manager Leslie Randolph was present.

**Proof of Notice:** Meeting notice had been posted in accordance within Association By-Laws

**Approval of Minutes of Prior Minutes:** The Board meeting minutes of November 16, 2015 were presented. Mr. Shafer made a motion to accept the minutes as presented. Ms. Mannette seconded the motion. The motion passed unanimously.

**Officers Reports:**

**Treasurer:**  Mr. Shafer distributed copies of the Financial Report for the month ending 11/30/2015. Mr. Shafer reviewed Budgeted vs. Actual for Income and Expenses, along with Reserves, for the month and year to date.

Mr. Shafer made a motion to accept the Financial Report as written. Mr. Burris seconded the motion.

The motion passed unanimously.

**Committee Reports:**

**Volunteer Committee:** Mr. Swerienga reported on the multiple projects that have been completed by the volunteers recently: painting of the shuffleboard walkways, pressure washing at building 6, 4 and 2, planting beds at bldg. 6 revived by replacing of bricks and adding stones, multiple stairwells were painted, lights were hung on center islands.

At this time, Chair of the meeting transitioned to Ms. Randolph.

**Old Business:**

**Clubhouse Roofing Project** performed by Trinicon was completed. Finished product looks good, and there were no leaks after the recent rain. Invoice is ready to be paid. During the project it was identified that some of the sub-boards needed to be replaced. A change-order for $900 for replacement of the boards was issued. Mr. Shafer made a motion to approve the change-order in the amount of $900 with subsequent payment to Trinicon. Motion was seconded by Ms. Mannette. The motion passed unanimously.

**Doug Cardoza Invoice #15-8624**-Ms. Randolph brought the Board up to date on the outstanding invoice from Florida Moisture Survey and Consultants, Inc. for consulting and coordination of work projects during the summer of 2015. Since there was some dissatisfaction with the work provided, Ms. Randolph contacted FMS&C; indicated the dissatisfaction of the VdeG board and requested a 50% reduction of the invoice. Mr. Cardoza refused.

Discussion at the Board meeting weighed the high cost of legal fees in fighting the invoice vs paying the $750.

Mr. Shafer made a motion to pay the invoice and remove FMSC from the list of preferred vendors for VdeG.

Ms. Moriarty seconded the motion. In favor 4 Against 1. The motion passed.

**New Business:**

**Power to the Center Island**

Mr. Shafer reported that power had been installed at the center island between building 3 & 8 in order to expand Community lighting. Mr. Shafer made a motion to approve the amount of $500.37 for payment to McGee lighting. Mr. Ward seconded. Motion passed unanimously.

**Purchase of Five New Washers for the community**

Based on research/information presented by Mr. King on 12.15.15, the Board discussed the sales quote from CSC Service/Works Coinmach &Mac-Gray for the Speed Queen commercial washing machine. Proposal includes replacement washers, commercial warranty and parts warranty by manufacturer for (5) Speed Queen commercial washers for a total of $9,544.40 including delivery and installation. Anticipated delivery would be January 2016, with potential installation in the following locations: building 2/3-both floors, building 4-first floor, building 6-floors 1 & 3. Once durability of the initial units is established, replacement of remaining units will be scheduled over time.

Mr. Shafer made a motion to accept the proposal from CSC Service/Works Coinmach &Mac-Gray for the purchase of (5) Speed Queen commercial washing machines as defined in the provided proposal. Mr. Burris seconded the motion. The motion passed unanimously

**Unit Owner –Maintenance Request**

Previous request received from Unit 3101 to address accumulating water during heavy rain and modification of ground surrounding parking area was discussed. Elevating the area, or modifying the area directly adjacent to the parking spot proved to be either highly expensive, or may cause an instability to the ground area. Owner and Board agreed to leave the area as is.

**Grill Light T Building 7/9**

During the fall and winter months the sun sets fairly early and since there is no lighting at the grill area it is difficult to grill in the early evening supper time. Discussion involved installing lighting along with fencing for the dumpster, moving the grilling area either to a location west of the current area or north of the current area. Evaluation of ideas and action plan will be discussed at January Board meeting.

**Vandalism**

There was some discussion of vandalism and the on-going protection of cars and bicycles. Residents are encouraged to lock their cars and use security locks on bicycles.

**Adjournment**

There being no further business, a motion was made by Mr. Shafer to adjourn. Motion was seconded by Ms. Mannette. Motion passed unanimously. The meeting was adjourned at 4:05 pm