

Meeting of the Board of Directors
Villas de Golf Association, Inc Held in the Clubhouse
April 17, 2017

Regular Membership Meeting Minutes
Unapproved

Call to Order and Roll Call

President K. Ward called the meeting to order at 3:00 p.m. 29 Owners in attendance. The following Directors were present:

Kent Ward-President, Barb Mannette-Vice President, Bonnie Boak-Treasurer, Bernadette Moriarty- Secretary
Tom King-Director, Bob Shafer-Director

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 March 20, 2017 were presented.

Ms. Boak made a motion to accept the minutes as presented. Mr. King seconded the motion. The motion passed unanimously.

Officers Reports:

Treasurer: Ms. Boak reported that the Financial Report for the end of March was not available at this time. Once received, the report will be posted on the Clubhouse Bulletin Board and the Villas de Golf website.

Committee Reports:

Buildings and Grounds. Ken Swierenga reported that the committee and volunteers had completed painting the horizontal railings at all buildings; banister railings within stairwells will be painted during the summer. The committee installed patio blocks at bldg. 4, spread mulch, removed the shuffleboard equipment shed (equipment now stored in the maintenance bldg.), built and installed two storage sheds,

Officer's Reports: None

Chair of the meeting transitioned to Ms. Randolph.

Old Business:

Ms. Randolph requested that Mr. Shafer bring the Membership up to date regarding the Pool Paver Project. Mr. Shafer reported that the pavers are scheduled to arrive on 4/28. Installation is scheduled for 5/1.

Ms. Randolph requested that Mr. Shafer bring the Membership up-to-date regarding the Sewer Repair Project. Mr. Shafer reported that, after requesting bids from 20 companies, the Association had received 4 proposals ranging from \$43,000 to \$84,500. After preliminary evaluation of the proposals by Board members, Mr. Shafer indicated that, while keeping the bidding open, they would like to focus on the proposal for \$43,057 from G.A. Nichols; enlisting Michael Cammisa (CES Engineering) and select Board members to vet G.A. Nichols as the preferred vendor to complete the project.

The floor was open to questions...

- *Why such a difference in quotes?* Construction is booming in the Tampa Bay area and many contractors are focused on major project. Although our sewer project is major for VdeG, it falls on the minor side with contractors. At this preliminary stage a positive for G.A. Nichols is that it has two distinct businesses: major for buildings (i.e. Publix) and minor for condominium complexes.
- *What is the time frame?* Minimum time frame estimated to be 4 weeks after contract agreement
- *How much money has been spent to date on the project!* Approximately \$20,000

- *How will the Association pay for the project?* How to offset the costs will be discussed by the Board at the Budget meeting in the fall. Options may include: a special assessment or an increase in maintenance fees.

No decision will be made on payment until the fall

Following discussion, a motion was made by Mr. King to approve a maximum amount of \$55,000, including landscaping, for work, to complete the Sewer Repair Project. Motion seconded by Ms. Boak. The motion passed unanimously.

Emergency Lights Repair. Mr. Shafer reported that 14 of 26 Emergency Light Fixtures needed replacement batteries. Replacement or repair will now be part of the annual inspection. No motion as this is a safety requirement.

Exit Lights. Mr. Shafer and Mr. Swierenga replaced Exit lights, as needed. In the future vendor will provide an estimate for replacing Exit lights, switching to LED option and back-up battery. No motion.

Ms. Randolph reviewed the report received from the Largo Fire Department inspection. Seven violations were identified, along with plan of action

1. Hood and Duct System(Kitchen) Not in Accordance...Use for heating water only
2. Emergency Lights Not Working...Addressed
3. Exit Illumination...Addressed
4. Exit Sign Not Illuminated...Addressed
5. Hydrant Deficiency...Testing records provided
6. Unprotected Vertical Opening/Shaft/Stairway...Addressed
7. Other System Deficiency...Reports will be posted.

Elevators. Mr. Ward explained that each of the elevators has a pit below each shaft, which fills with water from seepage from ground levels. Walls need to be sealed in order to keep the elevators functioning. Board is currently waiting for proposals for sealing the elevator pit walls. No motion, required for the community.

Landscaping. Ms Moriarty provided a past history regarding infestation of the lawn during the summer months. Previously cinch bugs invaded the lawns and destroyed the turf during the summer months. For the past few years, Westcoast has applied Aloft to kill the cinch bugs. Ms. Moriarty made a motion to approve the proposal from Westcoast for an April application of Aloft at a cost of \$1,275, with a second application in July, if needed, for a total of \$2,250. Motion seconded by Ms. Mannette. Motion passed unanimously.

Owners

Gary Drasin addressed the Board to express gratitude to the Board and the volunteers of the Community in the monies saved by the significant efforts of the volunteers. Mr. Drasin also raised the issue of the increase in insurance premiums due to the wind mitigation report. No Board action.

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 3:43 pm