

**Villas de Golf Association, Inc.**

**Board of Directors Organizational Meeting**

February 7, 2017 at the Clubhouse

***UNAPPROVED* Meeting Minutes**

**Call to Order:** K. Ward called the meeting to order at 7:22 pm following the Annual Membership Meeting.

**Proof of Notice:** Property Manager Leslie Randolph, RPM, via speaker phone, certified that had been posted in accordance with Association By-Laws

**Directors Present:** The roll was called: Kent Ward, Bob Shafer, Tom King, Bonnie Boak, Barb Mannelle, Ronie Evans and Bernadette Moriarty present. Megan DiBello, Resource Property Manager, was also in attendance. (*Note: 56 Owners in attendance*)

**Election of Officers:** A motion was made by Mr. Shafer to retain the current slate of officers in their respective positions. President: K.Ward, Vice President: B.Mannelle, Treasurer: B.Boak, Secretary: B.Moriarty. Motion seconded by Mr. King. Motion passed unanimously.

**New Business**

**Paver Deck Repair.** Mr. Shafer explained to the Owners that two sections of the pavers at the pool are uneven and should be repaired. A proposal was requested from 'The Pool Works' to address the repair. Proposal recommends removing pavers in the back NW side of the deck, with subsequent installation of crushed concrete base for re-installing pavers.

The objective of this proposal is to reset pavers at proper elevation to prevent trip hazard at the pool. To accomplish this work 'The Pool Works' provided an estimate for this work of \$4,275

Floor was open to discussion. Following discussion, Mr. Shafer made a motion to accept the proposal from 'The Pool Works' to repair and replace the aforementioned pavers in the amount of \$4,275.00. The motion was seconded by Ms. Boak. The motion was approve 7-0 in favor of the proposal.

The second portion of the proposal was to refinish and reseal the existing pool for a proposed amount of \$4,950. Following discussion, the Board decided to postpone any decision regarding this portion of the proposal. No motion.

**Gardening Club.** Ms. Moriarty provided an invitation to any of the residents of V de G who would like to join a 'Gardening Club' to nurture and tend to some of the small gardens at the walkways and designated areas. A notice is posted and interested parties can sign up. We welcome gardeners who love nurturing the earth. No motion

**Kitchen Cooktop.** Mr. Shafer provided feedback on the status of the newly purchased cooktop of the newly renovated kitchen... The requirements of the new cooktop will not accommodate large pots. Recommendation proposed to purchase a gas 2 burner unit that will accommodate large pot@ a cost of \$98. No motion.\ based on amount.

**Exercise Equipment.** Based on requirements of our insurance company, The Board requested a legal opinion regarding the liability of using the existing equipment in the Pool Building. Since the existing equipment was donated and not under a maintenance regimen, our attorneys Rabin and Parker, recommended, in the best interest of Villas de golf, removing the equipment and closing the exercise e area of the Pool Area. Following discussion, the Board believed that the liability far outweighs the convenience of a small number of Owners using the aged equipment.

Owners were offered an alternate fully equipped gym, available at the Southwest Recreation Center (located ¼ mile north of Villas de Golf).

A motion was made by Mr. King to close down the exercise equipment and remove from the Pool Bldg. The motion was seconded by Ms. Mannelle. The motion passed unanimously.

**Unit Owners.**

Question raised regarding the status of the approved replacement furniture for the pool area. Mr. King reported that the order for the order was submitted, with delivery expected in March

Roadway repair on Boulevard. Owners requested an update on roadway construction. Void in roadway is being addressed. Experts will research and attempt to resolve issue on 2.10. One lane traffic will continue until resolved.

Pool area umbrellas-Committee is researching viable considerations for longevity of use for the pool. Committee will submit a proposal when research is completed.

Adjournment: There being no further business, Ms. Boak made a motion to adjourn the meeting. The motion was seconded by Mr. Evans. The meeting adjourned at 7:50.

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