

Meeting of the Board of Directors
Villas de Golf Association, Inc Held in the Clubhouse
April 9, 2018

Regular Membership Meeting Minutes
Unapproved

Call to Order and Roll Call

President K. Ward called the meeting to order at 3:00 p.m. 41 Owners in attendance. The following Directors were present: Kent Ward, President; Barb Mannette, Vice President; Bonnie Boak, Treasurer; Bernadette Moriarty, Secretary; Bob Shafer, Director; Ronie Evans, Director; Tom King, 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 March 5, 2018 and March 13, 2018 were presented. Ms. Boak made a motion to accept the minutes as presented. Ms. Mannette seconded the motion. The motion passed unanimously.

Officers Reports:

Treasurer: Ms. Boak reviewed the Financial Report for the month ending Feb. 28, 2018; highlighting the Cash on Hand, Operating Income, Expenses and the Reserves. Mr. King made a motion to accept the Treasurer's report. Mr. Evans seconded the motion. The motion passed unanimously.

Committee Reports:

Social Committee: Mr. Ward reported that the committee had met and developed a preliminary schedule of events for the 2018-19 seasons; with expectations that additional events would be considered. Year round residents were advised to check the bulletin board for summer activities.

Volunteer Committee: Mr. Shafer reported that the Buildings and Grounds committee changed the bulbs in the 26 globe lights to LED lights for improved efficiency; there is no noticeable difference in the light given off and the process was efficient, taking 5 minutes for each light fixture.

Mr. Shafer provided an update on converting the current fluorescent lights to LED bulbs at each unit entry. There was consideration of changing the lights to LED. The process is labor intensive requiring the replacement of the socket of each of the 200 fixtures. The cost of the bulbs, whether fluorescent or LED are the same. When considering the comparative savings over time, it was decided to hold off on undertaking this labor intensive project.

Deteriorated door was replaced on 3rd floor, building 5.

Officers Report: No reports

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

Old Business:

Discussion/Vote in the removal of the Laurel Oak at Building #4. Ms. Moriarty reported that the application had been submitted and approved by the City of Largo to remove the laurel oak, and according to City requirements install (3) canopy trees in the area. Subsequently, proposals were received in the amount of \$3,500 for the removal of the tree. Ongoing research has narrowed the choice of trees, but prices are not firm. Ms. Moriarty made a motion to accept the proposal from Westcoast with additional monies available for the installation of trees, not to exceed \$4,250. The motion was seconded by Mr. Shafer. The motion passed unanimously

Update on Mulching. Mr. Shafer reported that 45 cu. yards of mulch had been spread through the complex. For the remaining area, notable along the north fence and building 6, another 15 cu. Yards will be ordered for delivery 4/12. Volunteers are encouraged to participate on 4/13 in completing the project. No motion.

Update on Pressure Washing. Mr. Shafer reported that the pressure washing of buildings 4, 5, 6 & 7, along with building 10 was completed. No motion.

Progress on Dryer Replacements. Mr. King reported that contract had been signed for 5 replacement clothes dryers. Delivery date to be determined. No motion.

Progress/Vote on Walkway by Entry Road. Mr. Shafer reported that there is a 2" irrigation line under the area that may require access for repairs at future times. Therefore, the option of poured concrete was not pursued and the option of placing 16" blocks was being pursued. Following discussion, as to whether other options to enhance the areas should be pursued, Mr. Ward made a motion to install 16" blocks as the base of the walkway for a cost of \$500. Mr. Shafer seconded the motion. The motion passed with 6 votes in favor; 1 opposed.

Update on FCS Proposal. Manhole inspection is scheduled for Wed. April 11th. Project is ongoing. No motion.

Update on Accurate Electronics Contract for Updating Security. Revised Contract, meeting the requirements of the Board of Directors, was provided for agreement and signature. No motion.

Progress Update on Reserve Advisors. A site visit, by Reserve Advisors, is planned for Wed. April 18th at 9:00 am. Directors are encouraged to participate. No motion.

Final Update on Hurricane Irma Repairs. All hurricane related repairs have been completed. No motion.

New Business:

Approval of Four Emotional Support Animals. Ms. Randolph explained that since the passage of the Fair Housing Act, residents can apply for approval of a comfort animal. Applicants must meet guidelines and have their application reviewed by the Association's Attorneys Rabin and Parker. Animal must meet all licensing rules of Pinellas County and the City of Largo. Concerns raised during discussion identified the need for 'rules and regulations' for distribution to residents, designated areas for animals and a 'nuisance form' should there be complaints. Mr. Shafer made a motion to approve the following support animals in units 1207, 2101, 4104 and 5302, in the community. The motion was seconded by Mr. Ward. The motion passed with 6 votes in favor; 1 opposed.

Transfer of Funds to Reserves

Upon receipt of final invoice from Superior Fence, insurance payment of \$71,614.48 will be transferred from Operating Fund into the Reserves. Mr. Shafer made a motion to move insurance claim monies into the appropriate Reserve Funds. The motion was seconded by Ms. Boak. The motion passed unanimously.

Women's Association Finances for Villas de Golf. Ms. Randolph reported that the Women's Association, whether chartered or unchartered, should be overseen by the Board of Directors and that there should be an accounting of monies as a line item in the budget. Since this topic would benefit from input from the Women's Association Officers, it was decided to table the discussion until November 2018

Unit Owners

Elevator between Buildings 6&7 seems erratic
Building 9 front turf is problematic
Oak tree trimming at Building 7 requested

Adjournment

There being no further business, Mr. King made a motion to adjourn. Motion was seconded by Mr. Evans. The meeting was adjourned at 4:29 pm.

Respectfully submitted,
Bernadette Moriarty, Secretary