Meeting of the Board of Directors

Villas de Golf Association, Inc Held in the Clubhouse

**March 5, 2018**

**Regular Membership Meeting Minutes**

***Unapproved***

**Call to Order and Roll Call**

President K. Ward called the meeting to order at 3:02 p.m. 13 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; 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 January 22, 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; highlighting the positive Reserves and the higher than normal operating fund amount due to the receipt of insurance payment of $71, 000. Ms. Boak noted that a CD had matured ; the monies were then transferred to Sun Trust for an improved interest rate. Mr. Shafer made a motion to accept the Treasurer’s report. Mr. Evans seconded the motion. The motion passed unanimously.

**Committee Reports:**

**Volunteer Committee:** No report

**Social Committee:** Ms. Mannette reported that she was now on the Social Committee, which had met and discussed new ideas and would finalize for developing the schedule for the 2018-19 season. No motions.

**Officers Report**: No reports

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

**Old Business:**

**Trinicon Contracts to include: Roof Repair, Ventilation under Eaves, Steel Pole at Building 7, Replace Scupper Diverters on Roof and Repair of Soffit Ventilation Screens.** All aspects of the contract were completed and scaffolding removed.

**Ratify Vote on FCS Proposal.** Original proposal approved at the 01.22.18 meeting was revised to $2,260 to include additional areas of camera inspection of the sewer lines. Mr. Shafer made a motion to accept the revised estimate of $2,260. Ms. Boak seconded the motion. The motion passed unanimously.

**Update on Building 6/7 Elevator:** Otis Elevator was on site, March 1st, replacing the defective seal. Anticipate that the elevator is stable

**Update on Reserve Advisors.** A site visit, by Reserve Advisors, is planned for the third week in March to begin the Reserve study for the community. No Motion

**Discussion with Regards to Enhancing Security.** Ms. Randolph reported that Accurate Electronics will be meeting with Mr. King on March 9th to assess high definition cameras, as a security option. Residents were once again reminded to lock their cars, as a major deterrent in reducing car thefts. No motion

**New Business:**

**Possible Removal of the Laurel Oak at Building 4.** Ms. Moriarty reported that the application was completed and submitted to the Permit Dept. at Largo City Hall. The Inspector, will be on site within two weeks to assess the tree for potential removal. No motion..

**Mulching in the Community**. Ms. Moriarty reported that it was a works-in-progress and was awaiting the proposal from Westcoast. No motion

**Pressure Washing of Buildings.** Mr. Shafer reported that there was mold evident on the front and back of building 2. The back side of buildings 4,5, 6 & 10 are dirty. Better Image Pressure Washing has developed an estimate to power wash buildings 2, 4,5, 6 &10; power wash all rocks, and clean gutters for a total of $2,900. Mr. Shafer made a motion to accept the estimate from Bette Image Pressure Washing for $2,900. The motion was seconded by Ms. Mannette. The motion passed unanimously.

**Replacing 20 Clothes Dryers in Community**. Mr. Ward reported that Mr. King is obtaining quotes for replacing clothes dryers. Consideration is to start with a small number to evaluate. Works-in-Progress. No motion

**Discussion of New Walkway By Entry Area.** When the sewer work was completed, an area paralleling Build 1 and leading to the Clubhouse was left open as a potential for a walkway. Discussion followed as to whether to proceed with walkway with concrete or pavers; or to re-sod the area. Board Members were in favor of paving and obtaining a cost for poured concrete. Mr. Shafer will obtain a cost estimate. No motion.

There being no further agenda items, the floor was opened to the Owners

Comfort Animals. A suggestion was made that an area be set aside for walking, comfort dogs. Currently there are 2 dogs and 1 cat that are approved to be on site. If additional animals are on site, the Board should be notified. The Board is working with an attorney to develop guidelines for the community

Light Bulb Changes. The Association is currently working on making a change from fluorescent (1-2 year longevity) lights to LED lights, which are anticipated to last up to 10 years. LED lights are available in various tones. Residents are asked to evaluate the tone and provide feedback regarding their preference. Bldg. 3 (southside) globe lights are bright white; Globe lights at Bldg. 8 (northside) are soft white and the original fluorescent (amber) tone.

In addition, there is a consideration to replace the fluorescent lights outside each unit. Low cost, but labor intensive.

Pool Furniture. It was reported that the pool furniture is in disrepair and in need of updating.

**Adjournment**

There being no further business, a motion was made by Mr. Evans to adjourn. Motion was seconded by Ms. Boak. Motion passed unanimously. The meeting was adjourned at 3:42 pm.

Respectfully submitted,

Bernadette Moriarty, Secretary