**Villas de Golf Association, Inc.**

**Unapproved Membership Meeting Minutes**

December 15, 2015 in the Clubhouse

**Call to Order**: The meeting was called to order at 7:07 pm

**Proof of Notice**: Manager L. Randolph confirmed that a meeting notice had been posted in accordance with the Association By-Laws

**Roll Call**: Present were: Pres. Kent Ward, Vice Pres. Barb Manette, Treasurer Bob Shafer, Secretary Bernadette Moriarty, Directors Tom King, and Chuck Burris in attendance. Leslie Randolph, RPM manager, also in attendance. *Note: 41 Owners in attendance*

**Reading and Approval of Minutes of Prior Meetings**

The Membership Meeting minutes of December 16, 2014 were presented. Mr. Burris made a motion to accept the minutes as presented. Mr. King seconded the motion. The motion passed unanimously.

**Membership Quorum**: Manager L. Randolph reported that she had counted 89 Owners proxies exceeding the 88 required for a quorum

**Budget Measures**: Manager L. Randolph confirmed the following results:

1. Votes for partial funding of the Reserves are 89 in favor, 0 against
2. Votes for the carryover of surplus funds are 89 in favor, 0 against
3. Votes authorizing the BOD to use reserve funds in cases of disaster/catastrophic event are 89 in favor, 0 against
4. Votes authorizing use of component reserve funds during the budget year prior to receipt of funds are 88 in favor, 1 against

Motion made by Mr. Ward to accept results of the Membership voting. 2nd Mr. Shafer, Motion unanimously approved.

**Membership Discussion** Pres. Ward opened the meeting for discussion on any topic.

* Parking: Mr. Shafer notified the members that parking regulations will be enforced as specified in the Villas de Golf Rules and Regulations. Mr. King raised the need for a policy for non-compliance. Mr. Shafer recommended developing a policy for enforcing, with publication in the next revision of the Rules and Regulations
* Owner Requirement: Mr. Shafer reminded Owners that approvals of the Board, along with a city permit are required when replacing windows; Board approval is required when replacing doors and inside non-carpet floor covering; City permits are required when replacing hot water heaters and air conditioning (usually the responsibility of the contractor).
* Disposal of items: Mr. Shafer informed the Owners that a ‘How to Dispose of Items’ is posted at the Maintenance bldg. Disposal of items is the responsibility of the Owner and not the Association. For large items contact the City of Largo for pick-up. Large items should not be placed outside over 24 hours in advance and should be placed at the North or South parking lots.
* Unit 10106 Mr. Shafer provided an update on unit 10106. Agreement reached with Bank of America for buyout of $17,000; anticipating acceptance of payment by B of A. $46,909 spent in total. Sale of property for $62,500 anticipated from interested buyer. Unit rented for the month of January.
* Washing Machine: Mr. King provided an update on the status of the washing machines, purchased in 2009. Anticipated longevity was 10 years, but after 6.5 years machines are experiencing failures of electronic boards and high repair costs. After researching the situation, Mr. King recommended replacing the washing machines on an incremental basis over a 5 year period, collecting the electronic boards from the units being replaced to be used for repairs, and provided a list of potential replacement units for consideration. Discussion: Selling of machines-not a good market value, Finance-monies are available, Replacing dryers-will not be replaced at this time. Recommendation will be taken up at the next Board Meeting on December 21st.

**Adjournment:** A motion was made by Mr. King to adjourn, 2nd Mr. Burris to adjourn the meeting Motion unanimously approved. Meeting adjourned at 8:00 pm.

Submitted by: Bernadette Moriarty