

Villas de Golf Association, Inc.
Board of Directors Meeting
Unapproved Regular Meeting Minutes
December 13, 2021, Clubhouse in-person w Zoom attendees

Call to Order: The meeting was called to order at 7:05 pm.

Proof of Notice: Resource Property Manager LeChelle Sarton confirmed that a meeting notice had been posted in accordance with the Association By-Laws

Roll Call: The following directors were present: Bob Shafer, President; Kent Ward, Vice President; Bonnie Boak, Treasurer; Tom King, Secretary; Gary Drasin, Director; Debbie Tipton Director, RPM property manager, LeChelle Sarton.

Reading and Approval of Minutes of Prior Meetings

The Board of Directors Meeting minutes of March 8, 2020 were presented. Mr. King made a motion to accept the minutes as presented. Mr. Drasin seconded the motion. The motion passed unanimously.

Treasurer's Report-Ms. Boak reported that the November report was not released at the time of the Dec. meeting. Once available it will be posted on the Clubhouse bulletin board and the VDG website.

Committee Report: Events.

Villas Events Committee (VEC): Ms. Korosa reported a balance of \$623.

Christmas Day dinner and New Year's events sign-up sheets are posted at the Clubhouse.

All decorations are to be removed on December 30th

January events: .08 Saturday morning coffee, 11 Cookout, 15 Car wash (looking for volunteers), 22 Yard Sale, 28 Nightclub Dance Party

Bingo returning in January, Tai-Chi every M-W-Sat @ 10:30 in the Clubhouse

Gardening: Ms. Boak is looking for volunteers to water the plantings; residents welcome to deadhead the geraniums, as needed.

Officer's Reports

- a) Ms. Boak made a motion to transfer all interest money as of December 2021 into the Reserves. Mr. Drasin seconded the motion. The motion passed unanimously.
- b) Following a brief discussion regarding the increase in water costs, Ms. Boak made a motion to accept the 2022 Budget as proposed. The motion was seconded by Mr. King. There being no further discussion, the motion passed unanimously.
- c) Mr. Shafer reported and brought Owners up to date regarding an insect infestation. Due to a lack of response from the Owner of the infested unit, the Board engaged an exterminator for fumigation. Adjacent units that may have been impacted and hired exterminators needed to submit invoices to the Owner, with potential resolution possibly requiring settlement in small claims court.
Board members reminded all Owners that complaints need to be submitted in writing either via the website or via a form available at the Office. Verbal communication of complaints is less effective. The Board makes every effort to respond to written complaints ASAP.
- d) Mr. Ward reminded Owners that previously, a hallmark of VDG, was its collaborative volunteerism. Previously, volunteers completed many of the less strenuous tasks within the complex. The committee actions have declined over the past year or so and now may be a good time to reactive this dynamic volunteer activity. It requires usually a few hours on a Monday morning to complete some basic tasks. We're looking for a Chair of the committee and volunteers. Contact Kent Ward when interested.
- e) Mr. Shafer announced the resignation of Ronie Evans from the Board and thanked him for his four years of service. Following this announcement, Mr. Shafer reported that there are now four positions open for consideration in the upcoming elections. Submission for candidates is Dec. 17th. Resource Property Management will oversee the election. Ballot, along with cover letter and response instructions, will be sent by December 30th. There are multiple candidates. Vote for 4 candidates...

- f) Rules and Regulations. Mr. Shafer reminded the Owners that as condominium community, there are Rules and Regulations that Owners should review and become familiar with as a member of the community. Mr. Shafer identified some of the areas that have become an issue over the past year or so
- No personal storage in electrical rooms
 - Trash Rooms-no storage
 - Do not bring discarded items to the Maintenance shed
 - Contractor work: -they must haul
 - Discarding moderately large items; Do not put in dumpster. Contact Kent Ward for requirements when and if item can be picked up at Bldg. 2 trash area
 - Recycling electronics. Local stores like Home Depot, Lowe's and other venues sponsored by Largo may run periodic drives collecting electronic. Otherwise, take electronics to: Pinellas Recycling 2895 109th N, St. Petersburg.
- g) Elevator Modernization. Mr. Shafer reported that the elevators in the three-story building continue to need maintenance. Having been installed 50 years ago, consideration is imminent to modernize existing elevators. Under consideration is summer of 2022; residents on upper floors should consider how to prepare for this potential project
- h) Parking Lot Sealing. Mr. Shafer reported that parking lot sealing is due 2022; usually completed in Spring roofing work may necessitate postponing until summer. Following queries, Mr. Shafer indicated that re-paving is very expensive and not required at this time
- i) Roof Replacement-Mr. King provided a status update regarding the project, along with associated expenses over the next 4-5 years.

Roofing supplies have been delivered, stored on roof s with anticipated January start of work. Project includes flat and mansards replacement, along with all gutters and down spouts. Anticipated cost is 2.4 million. Currently, there is 1 million in reserves for roofing. Obviously, expenses will exceed reserves. In addition, other major projects will need to be addressed i.e. Elevators \$190K, Painting 160K, Parking 25-40K, as well as recreation updates and stairway repairs

Board members have discussed various options on funding these projects and proposed the following 4-year assessment to the Owners

Each year a special assessment of 15% of the total budget would be assessed for each unit, based on the square footage of the unit. For 2022 the assessment would be as follows:

Total Budget \$877,801 with an assessment of \$130,000

1-bdrm \$520, 2-bdrm \$756, 3-drm \$1,040

Assessments will be in two payments March 1st and June 1st

Proposal assumes a 10% in Total Budget per year. Future Boards will need to do a Special Assessment for years 2-4. \$46,500 set aside for Loan payment will be put into Reserves, for unexpected future expenses, for years 1-4

The Board anticipates that the Reserves should be in good situation at the end of the four years.

During Owner discussion, it was noted that the potential exists that additional insurance companies may be willing to bid on our policy, the roofs will be a tapered slope for improved runoff, white tone of materials may reduce heating of the roofs and possible reduction in a/c cooling.

There being no further discussion, Mr. Shafer made a motion to schedule a Special Meeting on January 10 at 3:00PM for the Board to vote on special assessment. Mr. Ward seconded the motion. Motion passed unanimously.

Unit Owners: Miscellaneous points; 4-year time frame decided upon based on deadline for mansards, updated reserve study possible in 1-2 years, City of Largo has tabled the repurposing of the golf course, new roofs will not impact mitigation issue with insurance companies, will check on smoke alarms in all common areas, Resource Property Management completes an audit annually; outside audit not planned for 4-5 years. A 3-year audit is not in the by-laws.

There being no further business, Mr. Ward made a motion to adjourn. Ms. Boak seconded the motion. Meeting adjourned at 8:33PM

Respectfully submitted: Bernadette Moriarty, Recorder