

Villas de Golf Association, Inc.
Meeting of the Board of Directors
Unapproved Special Meeting Minutes
April 26, 2021 Via Zoom

Call to Order and Roll Call

President Bob Shafer called the meeting to order at 3:01 pm. The following Members of the Board were present: Bob Shafer, President; Kent Ward, Vice President; Bonnie Boak, Treasurer; Bernadette Moriarty, Secretary; Tom King, Director; Ronie Evans, Director; Gary Drasin, Director; RPM property manager, LeChelle Sarton. Approximately 45 owners attended via Zoom.

Proof of Notice: Mr. Shafer confirmed that a meeting notice had been posted in accordance with the Association By-Laws.

Appointment of new board member

Mr. Shafer announced that Ms. Moriarty is resigning as a Member/Secretary of the Board as of May 1, 2021, after many years of service which was very much appreciated. Mr. Shafer made a motion to appoint Debbie Tipton to fill this position for the remaining 1 ½ year term. Mr. Ward seconded the motion. The motion passed unanimously.

Old Business: Update on Roof Replacement

Mr. King presented an update on the roof project. Four bids were received as part of Phase I to replace the flat roofs. Mr. King made a motion to accept the bid from American Roofing and Sheet Metal, Inc. (AR&SM, Inc.) as the primary contractor of the flat roof replacement up to \$777,000. Ms. Boak seconded the motion. The motion passed unanimously.

AR&SM, Inc. will begin the project October 1, 2021, depending upon the weather. The company plans to complete the project within 120 days, but it has a 30-day grace period. The new flat roofs will be sloped so that water will drain efficiently. The contractor is using a TPO material which consists of hard plastic. The hard board covering will be insulated. There will be a 20-year warranty from the manufacturer. The project engineer, Mr. Prescott, will be inspecting each phase of the roof replacement to ensure that all work is completed according to the manufacturer's specifications. The cost of Phase I, to replace the flat roofs) is \$701,568, with a 10% contingency plus permits for a total of approximately \$777,000. The contract is under review by the Association attorney.

There being no further items on the agenda, Mr. Evans made a motion to adjourn the meeting. Mr. Drasin seconded the motion. Motion approved unanimously. The meeting adjourned at 3:32 PM