

Villas de Golf Condominium Association
Unapproved Monthly Board of Directors Meeting Minutes
December 12th, 2023

Call to Order and Establish Quorum

The second meeting was called to order at 7:22 PM. The following directors were present: Tamara Smigels (President), Kent Ward (Vice President), Bonnie Boak (Treasurer), Debbie Tipton (Secretary), Kevin Duross (Director), Bob Shafer (Director) and, Sam Kuntz (Director). Samantha Wendling, Resource Property Manager.

Approval Prior Meeting Notice

Mr. Shafer made a motion to accept the meeting minutes from April 13th, 2023. Mr. Duross seconded the motion. The motion passed unanimously.

New Business

A motion was made by Mr. Shafer to accept the 2024 proposed budget. The motion was seconded by Ms. Smigels. The motion passed unanimously.

(a) Amend Bylaw: Article VII, Fiscal Matters, Section 5 (Special Assessments)

Ms. Smigels went over the original plans for Mansards Roof was to collect money for 4 years to pay for new Mansards but the age of Mansard was a problem last year with Citizens Insurance they issued a non-renewal of coverage for 2023. The non-renewal was rescinded for this year, but the VDG insurance agent expects another non-renewal in 1 to 2 years if Mansard is not replaced. Ms. Smigels presented revised plan which would be to amend bylaw Article VII, Fiscal Matters, Section 5 for special assessments to eliminate the 15% clause in this bylaw. Ms. Smigels explained that if we keep the 15% cap of the total annual budget for the year that will lead to an emergency assessment which will be more costly to VDG owners due to the cost of lawyer fees and additional mailings and will delay project.

Ms. Wendling also explained that a new state law will be in effect starting in 2026 that will not allow for special assessments on budgeted items.

Mr. Shafer gave his opinion on getting the Mansards done now, if you have watched the news or read a newspaper in Florida you understand the pressure that the Insurance companies are putting on condo associations all over the state of Florida to be in compliance with new laws and roofs are a big focus, Mr. Shafer's recommendation is change the bylaw get the Mansard done now and yes there will be electrical rooms, sewer lines, walkways, railings, and buildings that need painted but VDG budget should be able to handle those expenses.

Ms. Smigels announced that the proxy will be going out for amending the bylaw and to please return proxy as soon as possible the meeting will be on January 9th 2024, at 3 PM., at VDG Clubhouse.

Ms. Boak spoke on the CD that matures on 12/14/2023 and that will be rolled into a money market at this time.

Mr. Kuntz is asking for volunteers to help with shuffleboard and pool fence painting there will be a sign-up sheet on bulletin board of clubhouse.

Ms. Jordan announced that she will no longer be running the VIBE committee but she will be glad to help anyone who is interested to present events to the board.

Mr. King is starting a new segment in Villadome, called OPED for opinion on anything you would like discussed.

Adjournment

There being no further business, a motion was made by Mr. Shafer to adjourn meeting. The motion was seconded by Ms. Boak. The meeting adjourned at 8:13 PM.

Respectfully Submitted,
Debbie Tipton, Secretary