

Villas de Golf Condominium Association
Unapproved Monthly Board of Directors Meeting Minutes
January 12th, 2024

Call to Order and Establish Quorum

The special membership meeting was held on January 9th in the clubhouse. The President called the meeting to order at 3:09 PM. The following board members were present: Tamara Smigels (President), Kent Ward (Vice President), Bonnie Boak (Treasurer), Bob Shafer (Director) and, Sam Kuntz (Director). Samantha Wendling, Resource Property Manager, and her assistant were also present.

While Samantha and her assistant tallied the votes, the meeting was opened to questions and concerns from the owners. We discussed the following:

Debbie Tipton, former Secretary for the Board, has sold her condo and resigned from the board.

Dan Boruch has applied for this position.

Tamara explained that the Board is in the process of hiring a roofing engineer to oversee the mansard project. It will be approximately two months until we have an estimate of the cost.

Kent will look into cleaning the gutters.

The wind mitigation report will not be affected by the replacement of the mansards.

Shuffleboard begins January 24th with 3 flights.

The Board is thankful for the breakfast volunteers last Saturday; owners in building 4 have volunteered to do breakfast in February.

Lois will conduct trivia night on February 13th in the clubhouse.

We are still looking for building captains; Kent will post the sheet describing their duties.

New Business

Ms. Wendling went over votes for the special assessment:

- (a) We had 107 votes; we needed 72 votes for the proposal to pass; 82 owners voted to pass the proposal.

It was explained that the reserve study should be done in the spring.

Due to management installing new software, the ach will be late, but no late fees will be assessed for January.

We have received three estimates on replacing main electrical panels.

Adjournment

There being no further business, a motion was made by Mr. Ward to adjourn the meeting. The motion was seconded by Ms. Smigels. The meeting was adjourned at 3:40 pm.

Respectfully Submitted,
Bonnie Boak, Treasurer