

**Villas de Golf Association, Inc.
Board of Directors Meeting
Unapproved Regular Meeting Minutes
January 13, 2026, Clubhouse**

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Call to Order: The meeting was called to order at 4:00 pm. 32 Members in attendance.

Proof of Notice: Meeting Notice was posted in accordance with the Association By-Laws

Roll Call: The following directors were present: Kent Ward, Vice President; Bonnie Boak, Treasurer; Bernadette Moriarty, Secretary; Greg Frank, Director

Reading and Approval of Minutes of Prior Meetings

The Regular Meeting minutes of December 5, 2025, were presented. Ms. Boak made a motion to accept the minutes as presented. Mr. Frank seconded the motion. The motion passed unanimously.

Old Business:

Mr. Ward encouraged the membership to complete and submit their proxy forms online, in advance of the Annual Meeting scheduled for February 10, 2026 at 6:00 pm. If there is anyone who did not receive a proxy form, Mr. Ward advised them to contact Ms. Wendling RPM to resend, or if necessary complete a paper copy. 88 proxies are needed for a quorum.

New Business

Mr. Ward advised the membership that there is a new 'Request Form/VIBE' available in the Clubhouse or the Office. These forms are intended to be used when requesting community money; approval must be received in advance for reimbursement.

Mr. Ward informed the membership that shuffleboard repairs were completed last year, but one court requires refinishing by the vendor. Three courts are clean, prepped, and ready for play. 4th is anticipated to be ready. Members are encouraged to sign up at the Clubhouse. Mr. Ward advised that there was still a need for someone to take charge of the overall activity; Mr. Vigna volunteered and would become familiar with the requirements and paperwork.

Mr. Ward informed the membership that the Tenant Evaluation-New Sales/Lease Process is now online and is expected to be more efficient and eliminate hard-copy paperwork.

Regarding the purchase of additional lounge chairs, Mr. Ward informed the membership that Mr. Boruch was requesting a bid for aluminum frame strapped lounge chairs from a local company. When all options are in hand, the Board will decide ASAP.

Mr. Ward shared that plans to upgrade the tennis courts were underway; initially collecting pricing options for resurfacing. Concern raised by the membership regarding a timeline for the project. No projected deadline currently.

Owners

A query was received about when the buildings are due to be painted. Board response noted that painting is not necessary currently and not part of the agenda for this year. It was noted that the vents and soffits should be repaired and painted when the buildings are scheduled for painting.

A concern was raised about stains on the complex wall along Vonn Road, due to well water used for irrigation. Following a brief discussion as to whether there was better paint that could be used, Ms Mulhern volunteered to contact Munyun Painters for advice.

Status of railing painting was raised. Board explained that the hired Maintenance man is working on it but only works

20 hours per month. Using volunteers would be an option, but multiple volunteers would be needed to scrape and paint. Consideration may need to be given to using outside contractor. No resolution or motion.

The Board reminded the membership that units framed with metal at the top or bottom of their lanai windows are responsible for the upkeep of that feature. A Board member will identify units that need attention due to fading and disrepair and will notify the owner to have them painted. Lanais with original screening are exempt.

Member indicated that they would like to have an AED device in the clubhouse and provide CPR classes during February. No decision has been reached because additional information about the advantages and disadvantages is required. No motion.

Ms. Wendling (RPM) informed members that estate sales are prohibited at Villas De Golf. Further explaining that the Estate Sale event in building 1 was due to miscommunication. When the prospect of the event was raised, it was thought to be considered comparable to an 'Open House' sales event. This was incorrect and Estate Sales are not permitted in the future. Questions arose as to where it was in the rules last updated in 2016. The rules specify that events are not allowed if members of the general public are invited. This is due to potential insurance and liability issues. It was agreed that Estate Sales are prohibited.

A member queried if remodeling a unit required Board approval. Approval from the Board is required for air conditioning units, windows, front doors, floors, and patios, as specified in Section IV (Buildings and Common Elements) of the 2016 Rules and Regulations.

Ms. Boak informed the membership that the money in VDG reserves has been invested in (4) CDs. Financial reports can be viewed on Vantaca via RPM website.

Comments regarding volunteering were raised as to what will happen if there are insufficient volunteers due to lack of interest from the members. After the discussion, it was agreed that HOA fees could be allocated for repairs if necessary. The Reserve study also shows that the property's useful lifespan is considered, and that assessments are only required in unusual or catastrophic circumstances.

Ms. Mulhern reported that the Fire Safety presentation in December was excellent. On Tuesday, January 20, Largo Police/Fire will be providing a presentation on Safety and Crime Prevention.

Ms. S. Porter expressed her concern that all the minutes on the website are marked as Unapproved and suggested they should be updated or noted to show when they have been Approved. In addition, Ms. Porter noted that according to Florida statutes special assessments must be divulged during the sales process before closing.

Lastly, Mr. Ward announced to the members that Greg Frank had rejoined the Board because his resignation was not approved.

There being no further business, Ms. Boak made a motion to adjourn. Mr. Frank seconded the motion. Meeting adjourned at 5:16 PM

Respectfully submitted:
Bernadette Moriarty, Secretary