

Villas de Golf Association, Inc.
Board of Directors Meeting
Unapproved Regular Meeting Minutes
April 7, 2026, Clubhouse

Call to Order: The meeting was called to order at 4:00 pm. 25 Members + 7 Board members in attendance.

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

Quorum was established.

Roll Call: The following directors were present: Tamara Smigels, President; Kent Ward, Vice President; Bonnie Boak, Treasurer; Bernadette Moriarty, Secretary; Dan Boruch, Director; Greg Frank, Director; Steve Malone, Director; Samantha Wendling, Resource Property Management

Reading and Approval of Minutes of Prior Meetings

The minutes from the Regular Meeting held on March 11, 2026 were submitted for review. Ms. Boak made a motion to accept the minutes as presented. Mr. Malone seconded the motion. The motion passed unanimously.

Ms. Smigels opened the meeting by expressing gratitude to the numerous volunteers who have dedicated their time and effort to various projects in recent months, helping improve the community and reduce costs.

Old Business

RAILINGS. Mr. Frank reported that the railing project was nearing completion. Building 6 has been completed and work on Building 8 is scheduled for the week of April 20, along with touch ups throughout the complex. Volunteers are encouraged to help complete the project.

Missing tools are hampering the work of the volunteers. If you borrowed a tool from the maintenance shed, return it or inform a Board member of its return date. A **missing sander** is sorely needed.

CARPORTS. Mr. Boruch reported that the power washing of the carports was completed April 6th. It was an arduous task and was completed with the work of several dedicated volunteers. Project completed.

Ms. Boak reported that working with Mr. Boruch and Mr. Malone, parking spot numbers were installed across the newer replacement carports. Project complete.

POOL CHAIRS. Ms. Smigels reported that the new lounge chairs are still on track for delivery at the end of April.

BLDG 2 CRACKS. Mr. Boruch provided a brief overview and status of the cracks in building 2/3 breeze way. Once the cracks were first discovered, braces were installed on the first floor below as a preventive measure. Multiple companies investigated. Recently, CPR Contracting reported that the cracks are in the caulking and not the cement. Water may have also leaked behind the stucco and connecting roof walkway may have contributed to the issue. A repair process has been suggested, and the Board is in the process of gathering estimates.

New Business

LANDSCAPE. Ms. Smigels reported that Sunrise Landscaping has been discharged and that as of April 1st Pro Green full-service landscaping has been engaged as the VDG property landscaper.

TENNIS/PICKLEBALL. Mr. Malone reported that a contract, with 2-year warranty, has been signed with Precision Courts to renovate the tennis court. The court layout will function as a single tennis court or 2 pickleball courts. Work is estimated to begin by May 7th; once completed, it will need 30 days to set.

A waiver process has been established for visitors playing on the court; property covered by insurance coverage for residents.

DRAINAGE. Mr. Boruch provided a perspective on the sewer drain, which floods during heavy rain, located between buildings 5/6. The drain, consisting of (2) 8" pipes, which empty into the drainage canal located at the western edge of the property. The exit area is at a higher elevation than the sewer plate. In an effort to resolve the flooding issue, several contractors were contacted for assessment and estimates. Response was no interest to replacement of pipes with 16" pipe, with no guarantee of success, with an estimate of \$50-\$70K. Another option is to camera and clean the current pipes for an estimate of \$3,400. Scheduled for April 13th. Chemical dredging of the canal by the City of Largo will be pursued.

ASPHALT. Mr. Ward reported that quotes were received; anticipate patching in the near future at an estimated cost of \$3,800.

WALKWAYS. Mr. Boruch stated that quotes are being collected for repainting the walkways and sidewalks. Coordination with residents will occur when the project begins.

INVENTORY. Residents should verify that unit entry keys and codes are up-to-date, and store auto keys in the Office for vehicles left onsite during summer. Board members will check with residents to confirm updates to electrical boxes and hot water heaters.

Open Forum

At this time, these topics were discussed and resolved.

Concern regarding paver and cement hazards at Bldg. 9 noted, AED will be ordered by the Board, pentas at maintenance shed and Bldg.10 need irrigation, warning to Pro Green to not reset sprinklers to reach parked autos, phone books in the works, request for open communication/response from Board members, owners requested to use 'Maintenance' form on website to ensure all board members receive requests, 2nd application put in for Duke to fix light at Bldg.10, concern raised regarding getting helpers for Sat. breakfasts, long range planning is fully funded, including stairway repair.

There being no further business, Mr. Ward made a motion to adjourn the meeting. Ms. Boak seconded the motion. Motion passed unanimously.

The meeting adjourned at 4:53 pm.

Respectfully submitted,
Bernadette Moriarty, Secretary