

Villas De Golf Condominium Association
Unapproved Minutes Annual Meeting of the Membership
February 4, 2020
7:00 PM at the Clubhouse

Call to Order and Roll Call

President Bob Shafer called the meeting to order at 7:05 pm. The following directors 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 who verified a quorum was established. 103 proxies were recorded; of which 81 Owners were in attendance.

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

Reading and Approval of Minutes of Prior Meeting: The Annual Meeting minutes of February 5, 2019 were presented. Ms. Boak made a motion to accept the minutes as presented. Mr. Evans seconded the motion. The motion passed unanimously.

Treasurer Report: Ms. Boak made available copies of the Financial Report for the month ending December 31, 2019. Ms. Boak reviewed Budgeted vs. Actual for Income and Expenses, along with Reserves, for the month and year to date. The December report will be posted website www.villasdegolf.net. Ms. Boak made a motion to accept the December/ year end financial report. Mr. King seconded the report. The motion passed unanimously.

Committee Reports

Villas Events Committee (VEC) Ms. Korosa, Chair of the committee, introduced the committee members of the new committee.

Chairperson – Cheryl Korosa Sous Chef – Dayle LeFleur
Coordinator – Toni Drasin Lead Fundraising Coordinator – Pat Lefferts
Fundraising Coordinator – Alice Young Treasurer – Bonnie Boak
Secretary – Bernadette Moriarty

Ms. Korosa provided an update on finances and upcoming events for February and March; the initial VEC planning meeting is scheduled Monday, February 10th 1:00pm in the clubhouse. Owners were reminded of the upcoming bazaar March 7th and encouraged to support. This annual event. Donations accepted on March 6th. Contact Pat Lefferts with any questions.

B and G. Mr. Swerienga reported that dying shrubs and trees had been removed at Buildings 1 & 7. He also reminded the Board that an outside contractor for power washing was still needed.

Officers Reports

Mr. Drasin. reported that the City of Largo is currently planning the future of the Largo Golf Course. In conjunction with a Technical Assistance Panel, Largo is evaluating options for the future use of the Largo Municipal Golf Course. Community outreach will begin in the spring of 2020 and include customers of the course as well as residents, businesses, and visitors of Largo. The panel will take place in the summer of 2020 and report findings and recommendations at a Commission Work Session in August. Potential changes will be considered, communicated, and strategically planned for 5-10 years in the future. An online survey will be available to provide input to the Technical Assistance Panel. Mr. Drasin encouraged VDG residents to take the survey, in an effort to continue with the 18-hole golf course. For details and the survey go to https://www.largo.com/news_detail_T27_R433.php

No motion.

Old Business

Mr. King reported on the status of replacing the steel bridges on building 2& 3 and 8 & 9. Following investigation, it was determined that the weight of the bridges is causing damages and will be removed. The crane for removal has been ordered with repairs to follow. No motion.

New Business

Mr. Shafer provided a presentation regarding the current status of the roofs providing a perspective on lifespan, reserves and potential costs. The roofs were replaced in 1997; with an estimated lifespan of approximately 30 years, the roofs will need to be replaced from 2-7 years in the future. Mr. Shafer reminded the Owners that the reserves are intended, not solely for roof replacement, but also for anticipated costs of repairs for on-going roof repairs, elevator repairs and miscellaneous repairs.

Although hoping that costs will be less, Mr. Shafer used a preliminary estimate of 1.8 mil that includes a new roof design of the roofs. Mr. Shafer provided general ideas that should be considered in advance for paying for the roof replacement. Options included:

- Association Loan for 10 or 15 years
- Special Assessment-on average would result in a \$4,600 one-time payment
- Increase Monthly Maintenance Fees in 2021 to increase reserves over the subsequent four years

Discussion followed the presentation.

Responding to questions, Mr. King reinforced that the discussion of roofs is preliminary and should be considered as an early learning curve, as part of long-term planning. When close to developing a plan, a decision will be made on roof design and multiple estimates will be obtained. For execution, the Board will hire a project manager/consultant engineer to handle the project. The objective would be to identify an expert engineer to oversee and monitor the project. The cost of the consultant is To Be Determined.

Replacing roofs will not change the wind mitigation status of the buildings

Still a possibility to stagger the replacements over a period of time.

In summary: The Board will educate themselves over the next few months to become well informed regarding roofing. It's a long-term project; while staying cognizant that the elevators are nearly 50 years old and will need repairs over the coming years.

Owners

A message of thanks and support was given to the Board

A query regarding insulating the space between the upper floors and the roofs was raised. It was stated that the space is common ground. The concern of termites was raised as the material may hide insects. The Board agreed to draw up specifications and the process for installing approved insulation, which will then be voted on by the Board for inclusion in the VDG Rules and Regulations. Once specs are published, Owners will need to submit proposed contracted specs to the Board for approval, prior to installation.

2020 Directory is available on the website, which will be updated periodically throughout the year. It can be found on the Password Protected page. Contact any Board member, should you not know the password.

There being no further business, a motion was made by Mr. Mazzola to adjourn the meeting. The motion was seconded by Ms. Rowley The motion passed unanimously. The meeting adjourned at 7:47 pm.

Respectfully submitted,
Bernadette Moriarty, Secretary