

Villas De Golf Condominium Association
Unapproved Minutes Annual Meeting of the Membership
February 2, 2022

Call to Order and Roll Call

The meeting was called to order at 7:00 PM. The following directors were present: Bob Shafer, President; Kent Ward, Vice President; Bonnie Boak; Treasurer; Tom King, Acting Secretary; Gary Drasin, Director; Debbie Tipton, Director; RPM Rep. Nathan Salvage; RPM property manager, LeChelle Sarton who verified a quorum was established. 96 proxies were recorded.

Proof of Notice. Ms. Sarton confirmed that meeting notices were posted in accordance with the Association By-Laws.

Reading and Approval of Minutes of Prior Meeting. The Annual Meeting Minutes of February 3, 2021 were presented. Ms. Boak made a motion to accept the minutes as presented. Mr. King seconded the motion. The motion passed unanimously.

Treasurer Report. Ms. Boak reported that the Financial Report for the month ending December 31, 2021, was received and available on the website. It provides end of month, as well as end of year financials. Ms. Boak provided a review of the format of the report along with budget vs. actual numbers and reserves. Mr. King made a motion to accept the December/End of Year report. Ms. Tipton seconded the motion. The motion passed unanimously.

Committee Reports

- Villas Events Committee (VEC)-Ms. Korosa reported a balance of \$2,708.77 in the VEC account. Upcoming events include Sat. coffee, car wash, cookout, Tai Chi, Bingo-check the bulletin board for details
- Bldg. and Grounds-Mr. Duross proved an update on the newly restored committee; following an assessment of the property volunteers are invited to meet on Monday mornings at 9:00am clean-up and improvements.
- Garden Club-Volunteers need for watering and weeding.

Officers Reports

No reports

Approval of Chairpeople for Committee

Mr. Shafer made a motion to reappoint Cheryl Korosa as Chair of the VEC for the coming year. Seconded by Ms. Boak The motion passed unanimously

Mr. Ward made a motion to appoint Mr. Duross as Chair of the Buildings and Grounds for the coming year. Seconded by Ms. Boak. The motion passed unanimously

Old/New Business

While the ballots for election of officers were being tallied, the floor was opened for Owners questions. The topics included:

- Progress of roofing: Underway under the supervision of the Roofing Consultant
- Sealing of parking lot: Anticipated late Spring/Summer. Owners leaving for the summer must leave car keys in the office
- Painting of buildings: Not needed currently
- Elevators: On the agenda for discussion and approval at the March 7th Board meeting. Three estimates received. Upgrades anticipated include replace hydraulics/upgrade electronic/replace or upgrade door mechanism/a/c in hydraulics room/some modernization of cabs
- Bike Racks-expensive to replace; B&G may be able to refresh
- Tennis Court-open to suggestions for enhanced repurposing
- Telephone Directory- Printed copy considered for this year, currently on website
- Board Member Training: Mostly on the job by following rules and regulations; RPM holds classes and Board members are invited.

Introduction of Elected Board Members

Resource Property Manager Ms. Sarton provided the results of the election to fill the four vacancies on the Board.

Bonnie Boak	91
Tom King	83
Tamara Smigels	74
Ray Bavi	68

The newly elected Board members were invited to join take their place at the Board table.

There being no further business, a motion was made by Ms. Boak to adjourn the meeting. The motion was seconded by Mr. Ward. The meeting adjourned at 8:04 PM

Respectfully submitted
Bernadette Moriarty, Recorder