

Villas de Golf Association, Inc.
Unapproved Regular Membership Meeting Minutes
March 26, 2025

Call to Order: The meeting was called to order at 4:24 pm. 44 members in attendance.

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

Roll Call: The following directors were present: Tamara Smigels, President; Kent Ward, Vice President; Bonnie Boak, Treasurer; Director, Dan Boruch; RPM property manager, Sammi Wendling. Absent: Directors: Greg Frank, Sam Kuntz

Prior Meeting Minutes: Waived

Old Business: Ms. Smigels provided an update on the status of the ‘Mansards Project’ sharing with the membership that the Board was working to assure that the ‘final punch list’ was complete and that all work was completed before making final payment.to Dynamic Roofing.
Drainage contract signed with Fieldstone to complete the work at buildings 1 and 10

Concern raised as to the blockage of downspouts in the area effected by oak tree leaf shedding. Mr. Boruch responded that an arborist recommended trimming of the oak trees, which was completed in 2024, and will need to resolve issues of downspouts affected in the vicinity of oak trees.

Car Ports: Ms. Smigels indicated that the Board anticipates completion of replacing the car ports over the upcoming days, with initiation on 03.27.2025

Bicycles: Mr. Ward informed that members that delinquent bikes had been blue tagged for removal. Owners with bicycles on the property need to have a VDG tag on the bike to avoid disposal.

Events: Ms. Smigels congratulated those who have organized events over the current season. The Western evening, cookouts, musicals, and various events have been good community events and enjoyed by people attending. Volunteers who want to run events are encouraged to contact Marge Fischer for activity scheduling.

Property: Mr. Boruch reported that the north line fencing was repaired, and an auxiliary fence was added to the dumpster area at Bldg. 2. Residents requested to keep the dumpster on the asphalt surface behind the fence and place any bulk garbage on the concrete slab to keep it out of view of the units.

New Business:

Nomination: Mr. Ward made a motion to appoint Ms. Moriarty to the Board of Directors; assuming the role of Secretary. Second, by Ms. Boak. Motion approved.

An Online/Electronic Voting System and Electronic Transmission of Notices for The Association having been approved at the Special Board of Directors meeting, Mr. Ward made a motion to accept and sign the Get Quorum contract. The motion was seconded by Ms. Smigels. Motion unanimously approved.

Audience Discussion:

An inquiry into the status of the assessment monies was requested. Mr. Boruch reported that 1.4 mil assessed; 1.2 mil contracted with Dynamic with 1.086 mil paid to date. Remainder will be paid upon

completion of the punch list. Additional monies are allocated for drainage, electrical, pool mechanicals. Financial statements can be located on the website of Resource Property Management. Any unused portion of the contingency will go back into reserves.

Responses to several inquiries:

Bldg. 6 drainage issues will be investigated.

Ms. Boak provided financial reports and referred owners to the Resource Property website as a resource.

Ms. Wendling reported that insurance renewal is June 1st. No definite information regarding rates currently.

Mr. Boruch reported that Sunrise landscaper will clean out the recently trimmed shrubs at the entry, are providing a quote for mulch. Volunteers have been working on various projects including painting, palm tree trimming and testing methods of rock and stone resetting for applications in various areas of the property.

The owner's suggestion was to add monies to the budget for landscaping to replace palm trees and upgrade the appearance of the property.

There being no further business, Mr. Ward made a motion to adjourn. Seconded by Ms. Boak Meeting adjourned at 4:48 pm.

Respectfully Submitted:
Bernadette Moriarty, Secretary