

Villas de Golf Condominium Association
Approved Monthly Board of Directors Meeting Minutes
November 16, 2022

Call to Order and Establish Quorum

The meeting was called to order at 3:00 PM. The following directors were present: Tom King (President), Kent Ward (Vice President), Tamara Smigels (Secretary), Bob Shafer (Director), Bonnie Boak (Treasurer), and Debbie Tipton (Director).

Proof of Notice

Mr. King confirmed that meeting notices were posted in accordance with the Association By-Laws.

Approval of Prior Meeting Minutes Board Meeting – April, 11, 2022

The Monthly Meeting Minutes of April 11, 2022 were present. Mr. Ward made a motion to accept the minutes as presented. Ms. Boak seconded the motion. The motion passed unanimously.

Treasurer Report

Ms. Boak reviewed an overall summary of funds and expenses for September, 2022. The financial reports are posted on the Villa de Golf website. Ms. Boak made a motion to not accept the financial statement for September due to outstanding insurance discrepancies. The Board is working with the Resource Management Team to resolve outstanding items.

The Resource Management Team has not been responsive to address the outstanding issues. Mr. King will address the communication issues with the Resource Management President.

Committee Reports

Buildings and Grounds Committee

Mr. Duross thanked all the volunteers that have helped in the past and continue to help with several project for the community. The volunteers have removed palm trees after the hurricane, repairs were done on drainages, and rail installment on clubhouse, power washed walkways and tennis court. There are several projects planned as well, such as; paint the inside of clubhouse, gutter clean-out, dry duct cleanout, etc.... Volunteers help keep costs down. Little things make a difference to the community.

Mr. King requested LeChelle to obtain several quotes to clean the gutters.

Villas Event Committee (VEC)

Ms. Korosa reported that there are \$1,074.55 funds in the VEC account.

There will be a sign-up sheet at the clubhouse if anyone is interested in a Christmas Dinner.

Future activities include: seminar/trust meeting, funeral planning, art class, and a car wash.

11/30 – Decorate for Christmas (Sam and Carol will lead this activity – Thank You!!) Need volunteers

11/30 – Annual Tree Lighting

Officers Reports

N/A

Old Business

Mr. King reported that the flat roof project was completed June 2022. There are some issues with the water coming off the roof so fast in several locations. Mr. King is working with the roofing company to discuss options to slow down the water flow. Also, the plan is to repair the mansard roof and fascias.

Mr. King has requested LeChelle to option several quotes to repair the mansards and fascias.

Elevator update

Ms. Smigels report the schedule for the Elevator Modernization Project.

Right Way Team (Ryan, Tom, Jim) will be on-site on January 5, 2023 to ensure project readiness.

Building 4/5 – Elevators will be down 1/30/23 thru 2/24/23

Week 1 – Replace hydraulic jack and oil line

Week 2 thru 4 – Elevator modernization activities / inspection

Building 6/7 – Elevators will be down 2/27/23 thru 3/24/23

Week 1 – Elevator modernization activities

Week 2 thru 4 – Replace hydraulic jack / inspection

New Business

Ms. Boak reviewed highlights of the 2023 budget. Insurance cost when up 116% from last year, and the insurance company recommends budgeting for a 25% increase for the next year. Mr. King reported that they tried to obtain quotes from 20 different insurance companies and only four responded.

Special assessment discussion

Mr. King reported there will be another special assessment to repair the mansards and fascias. The special assessment details will be communicated in a future board meeting. The special assessment can be paid in one lump sum or split into two payments.

Mr. King reported that there is a new state requirement to conduct a structure survey for any building three story's or higher. The structure survey will be planned, and a structure reserve will be established.

Unit Owners

Mr. King stated that the Board will have the clubhouse air conditioner serviced to ensure it is working efficiently and properly.

Ms. Smigels submitted a request for the building 9 (9102 thru 9103) sprinkler issue.

Building 5 on the third floor has dry rot which needs to be repaired.

Building 10 needs to have trees trimmed; the trees were hitting the roof during the last couple of hurricanes.

Volunteers will create a form letter that can be submitted to the legislature for the huge increase in insurance. Individuals are encouraged to sign and submit the letter to help motivate legislature and congress to resolve the insurance increases.

A. Adjournment

There being no further business, a motion was made by Ms. Boak to adjourn the meeting. The motion was seconded by Ms. Smigels. The meeting adjourned at 4:20 PM.

Respectfully submitted
Tamara Smigels, Secretary