

**BOARD OF DIRECTORS MEETING MINUTES  
BUDGET APPROVAL FOR 2018  
TARA PRESERVE COMMUNITY CENTER  
THURSDAY, NOVEMBER 2, 2017**

**CALL MEETING TO ORDER / ESTABLISH QUORUM**

President Andy Russell called the meeting to order at 1:03 p.m. A quorum was established with Board members Andy Russell, John Grabowski, Donna McGregor, Mary Courneya, and Bernie Comeau present. Absent with notice was Vice-President Ken Filow. Also present was Judie Littell, LCAM representing PCM. A list of GVLA members attending the meeting appears at the bottom of the minutes.

**PROOF OF NOTICE**

The meeting date, time, and location was posted on the TV Community Channel and on the Tara Preserve Community Center bulletin board, in accordance with the Bylaws of the Association, and requirements of the Florida Statutes. The date and time was also on the GVLA website.

**DISPOSITION OF PRIOR BOARD OF DIRECTORS' MEETING MINUTES**

Andy Russell **motioned**, seconded by John Grabowski, to approve the minutes of September 28, 2017. **The motion passed unanimously.**

**PRESIDENT'S REPORT**

**Old Business -**

Washingtonia Palms - FLP will visit individually with homeowners who had trees removed. They will recommend Florida-type replacement plantings of equal value to the tree(s) removed. This is stage 2 of the Washingtonia project and it will be completed by the end of this year.

Lawn Cutting - FLP will now cut every-other week as we are beginning the "dry" season. Members were reminded to water according to GVLA winter schedules - twice weekly.

## **2018 BUDGET**

GVLA has spent about \$40,000 more this year than it has taken in, drawing down our Surplus account. GVLA does not have a formal Reserve account. The Budget shows a \$10 monthly increase from \$120 to \$130 beginning January, 2018. Members were mailed an analysis of the expenditures. The budget is broken down into two parts -

1) Maintenance (landscaping) - \$318,640 - properties are aging and in need of repair or replacement.

- approximately \$80,000 spent in 2017 on new sod. Much of this cost came out of Surplus
- proactively, Washingtonia palms were removed, stumps cleared, new plantings for about \$30,000
- donuts added to protect sprinkler heads

2) Administrative - \$40,967

- GVLA website was created
- legal expenses will increase substantially this year and into 2018

The “Surplus” balance at the end of October, 2017 was \$74,300. This figure will, of course, be reduced before year end with outstanding expenses. The Surplus varies from year to year depending on projects undertaken by GVLA

## **QUESTIONS / COMMENTS FROM MEMBERS**

- appreciation was expressed for the work of the Board, FLP, PCM, and the new GVLA Website
- hurricane damage - cleanup is not part of our contract with FLP. At their own expense FLP did clear debris after both the tropical storm and the hurricane.
- Members were reminded that only original landscaping is maintained or replaced by GVLA.
- request made for the new contract with FLP to outline specific times to complete certain landscaping jobs - e.g. hard trimming and mulching
- aging irrigation has been considered in the budget.
- Oak tree project - under consideration for next year as roots are upheaving sidewalks as well as interfering with irrigation pipes, driveways, and lanai foundations. It will be on a voluntary basis. Trees encroaching on properties will receive prioritized attention as they can cause serious damage. A yearly budget will be considered for tree removal.
- a number of Members feel back flow valve inspection/maintenance should not be covered by GVLA.

## **FOLLOW UP REQUIRED**

- 1) Michelle Redwine - a specific date for fall mulching by FLP
- 2) Michael Williams - FLP removed a large bougainvillea and replaced with a tiny tree

## **DECEMBER BOARD MEETING**

Members were asked to attend the December 14, 2017 meeting, at 6:30 p.m. at Tara Community Center, involving legal decisions. A letter will be sent shortly explaining the GVLA current situation.

## **BUDGET APPROVAL**

John Grabowski **motioned**, seconded by Andy Russell, the 2018 Budget be adopted. **The motion passed unanimously.**

## **ADJOURNMENT**

Andy Russell **motioned**, Mary Courneya seconded, to adjourn the meeting at 2:28 p.m. **The motion passed unanimously.**

## **REOPENING OF BOARD MEETING**

After all Members left, Andy Russell reopened the meeting at 2:39 p.m. Andy **motioned** to approve the “closed” Board meeting minutes with attorney Kevin Wells on October 26, 2017; seconded by Bernie Comeau. The **motion passed unanimously.**

Andy Russell **motioned**, seconded by Mary Courneya, to approve the “closed” Board meeting minutes with attorney Kevin Wells on September 14, 2017. **The motion passed unanimously.**

## **ADJOURNMENT**

President, Andy Russell, motioned to adjourn the meeting at 2:41 p.m.; seconded by Donna McGregor. **The motion passed unanimously.**

Respectfully Submitted  
Donna McGregor, Secretary

**GVLA BOARD BUDGET MEETING ATTENDANCE RECORD  
TARA PRESERVE COMMUNITY CENTER  
THURSDAY, NOVEMBER 2, 2017 AT 1:00 P.M.**

Michelle Redwine  
Chris Riley  
Tom Riley  
Myra Frese  
Peter Frese  
Dan Powers  
Mary Buckley  
Dorothy Bryson  
Linda Davis  
Judy Murphy  
Donna Guess  
Jerry Guess  
Don Coppage  
Marshall Lewis  
Connie Goldrich  
Michael Williams  
Paul McGregor