

GOLF VILLAS LANDSCAPE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JULY 26, 2018
TARA PRESERVE COMMUNITY CENTER

CALL TO ORDER/CERTIFYING A QUORUM – The meeting was called to order at 6:30 PM by President, Dan Powers. Other Board members attending were Bill Beall, Mary Buckley, Mary Courneya, Ken Filow, and Gene Rado. Donna McGregor was absent with notice. A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Carolyn Beall, Dorothy Bryson, Marilyn Ferguson, Valentina Hawks, Jim Lynn, Alex Portyanko, Linda Rado, and Andy Russell. Dan Powers welcomed everyone to the meeting. He said this is a meeting for the Board and members will have an opportunity to speak under Audience Comments.

PROOF OF NOTICE – The meeting date, time and location was posted on the GVLA website, as well as 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 Statute.

APPROVAL OF AGENDA – Mary Buckley **motioned**, seconded by Mary Courneya, to approve the agenda as written. **The motion passed unanimously.**

APPROVAL OF MINUTES FROM LAST BOARD MEETING – Ken Filow **motioned**, seconded by Gene Rado, to approve the Board of Directors Minutes of the June 28, 2018 board meeting as written. **The motion passed unanimously.**

AUDIENCE COMMENTS – This was an in-depth talk and response by Board members about the Exception Report. Valentina Hawks and her husband Alex Portyanko introduced themselves. They live here for 3 years. She is a board member on the TMA ARC committee. She thanked the Board for the job they do and suggested the Board implement basic common-sense skills for a no-nonsense approach to hear opposing views and open their minds to improve communication and cooperation. They received the GVLA letter on July 13th about the irrigation and the exception report, the irrigation box, and the use of the website for the service request. Alex asked if the Exception Report is in the governing documents and bylaws. He wanted an explanation of what his \$130 dues covered. If he wants to turn his settings off, should he submit the request on the website? They are taking care of their landscape almost daily. He would agree that we need to control the maintenance of the yards but not in the rainy season. If the box is kept on, the grass will be overwatered.

Gene Rado explained that the Exception Report was put together for a specific purpose because people locked their control box, put signs on it “do not touch,” and some did not water at all. In the summer you cannot control the rain. The whole point of what FLP does for the community in general is that they maintain the community’s uniformity by checking everyone’s control boxes and making sure everything is properly watered.

Ken Filow – said that Valentina Hawks started with communications. The report was started and once you were on it, there was no way to get off it. There are people at different ends of the spectrum who are responsible like Valentina. To get off we send you the letter and you send your response. There are people who turn the water off and never turn it on. Last year, we spent \$100,000+ for sod and the

reason their sod died was because they locked the control box and FLP could not get into it. Our effort to communicate fell short in our attempt. We did not mean to put you on the defensive. The watering system is automatic to keep everyone watered.

Bill Beall – spoke about Dave with FLP. He goes from house-to-house to make his report and it goes to FLP and the Board. Bill feels a board member should go to that house to review the situation before letters are sent.

Mary Buckley – said we should send them an email that the letter had a mistake and it should not have gone out. She apologized and drafted a letter to go to the 75 people who received the GVLA letter.

Mary Courneya – said that one day it rained 3 inches, and 2-1/2 on the next day so she turned her box off.

OFFICER'S REPORTS

- **President** – Dan Powers - Interspersed below
- **Treasurer** – Bill Beall - See below
- **Vice President** – Ken Filow – see below
- **Secretary** – Donna McGregor is in Canada on vacation. No report.

COMMITTEE REPORT

- **Web Site** – Ken Filow said we should continue to look at the web site page by page. The original pictures are still on it. We need to add new pictures and to send them to Ken. He will have a full report for the August 23rd meeting.

APPROVAL OF THE TREASURER'S REPORT – Bill Beall presented the Treasurer's report for June 2018

Assets for the month of April \$ **44,735**

	Assets		Liabilities		Equity
Checking – Sable Palm Bank	\$ 38,977	Accounts Payable	\$ -	Previous Year	\$ 51,535
Assessments Due	7,746	Prepaid Assessments	17,126	Current Year	(20,244)
Bad Debt Allowance	(431)				
Prepaid Expenses	2,125				
	\$ 48,417		\$ 17,126		\$ 31,291

Total Expenses for Month of June 2018 \$ **24,140**

Mary Courneya **motioned**, seconded by Mary Buckley, to approve the June 2018 financials as presented. **The motion passed unanimously.**

OLD BUSINESS

- a) Status of Sellers Welcome Letters – There are currently eight houses for sale. We gave the letters to the Sellers and their agent. There is currently one house under contract at 6509 Tailfeather. On the welcome letter, there are fifteen ready to go out. Both the Seller and Welcome letters and

business cards were completed at a cost of \$90. A box of 500 business cards was given to Joe Bratcher for use by his maintenance crew.

- b) The Delinquent Report – PCM sent out the past due notices to eight people. Since January someone paid \$1300 which brought his delinquency down from \$2,000. We are keeping all on the books because they may send money in. We considered filing liens, but it would cost more than what is owed to us. Gene Rado **motioned**, seconded by Mary Courneya, to waive anything under \$5.00. **The motion passed unanimously**. Judie will advise PCM's accounting department.
- c) Exception Report – Bill Beall **motioned**, seconded by Mary Courneya, to accept the apology letter written by Mary Buckley, and mail it to the members who received the first letter. Kristen Raniere has the list. Discussion: Mary Buckley reported that FLP did his report on June 1st when we were having rain every day. 73 letters were sent to members stating that they were on the Exception Report, and approximately 26 responded. The letter should not have been sent and according to Mary, it was not approved by the Board. Mary wrote an apology letter to be sent to the 73 people who received the first letter. Her letter said that everyone on the June list would be removed and start with a clean slate. When the vote was called, there were 5 yes votes by: Dan Powers, Bill Beall, Ken Filow, Mary Buckley and Gene Rado; and 1 no vote by Mary Courneya. **The motion passed**.

There was a discussion about rain sensors. The costs for Rain Scape (\$155) installed for 217 homes is approximately \$34,000, and Bayko Irrigation installed for 217 homes is approximately \$22,000. FLP is not in favor of these as they stated these sensors do not work. They have deactivated the sensors and most residents have been educated regarding this matter.

Gene Rado **motioned**, seconded by Dan Powers, that the Board should direct FLP to do the Exception Report every 5 weeks except if it rains with substance three days beforehand. When the vote was called, there were 5 yes votes by: Dan Powers, Bill Beall, Gene Rado, Mary Buckley and Mary Courneya. There was 1 no vote by Ken Filow. **The motion passed**.

Dan Powers **motioned**, seconded by Gene Rado, to establish Mary Buckley as the Exception Report committee chair. Mary Buckley to get the right to review, and the Board has to give final approval on anything going out referring to the Exception letters. **The motion passed unanimously**.

NEW BUSINESS

- a) Devise a Legal Payment Plan for People who have Hit a Bump in the Road – Dan Powers said the treasurer needs to call delinquent people to set up a plan. Bill Beall will work on how he wants this handled and report at the next Board meeting.
- b) Golf Course Lack of Mowing of their Property behind Aviary Court Homes – The Golf Course keeps moving the stakes. Dan Powers will go in and talk to the manager of the day and will report back to the Board at the next Board meeting.
- c) PCM Contract – Dan Powers said they sent RFP's out to five management companies, and then approached PCM. Dan spoke to Bill Sutton who agreed not to increase the management fee for 2019. Mary Buckley **motioned**, seconded by Dan Powers, to accept the contract with PCM based on PCM holding the increase for 2019. Discussion: Bill Beall said that last year PCM lowered their amount by 3%. A tally was taken from the rest of the Board members and Mary Courneya thought it is a very fair offer. When the vote was called, **the motion passed unanimously**.

BOARD MEMBER COMMENTS

- a) Bill Beall – Last month we made a motion that no Board member can approach the lawyer. Bill said we need to get their price upfront. The Board discussed two items requesting the lawyer's opinion. The bill exceeded \$700; we must be more careful in the future when deciding if it's appropriate to engage an attorney.
- b) Mary Courneya – No report
- c) Donna McGregor – No report
- d) Ken Filow – No report
- e) Gene Rado – No report
- f) Mary Buckley – Said that according to the new Florida Statute legal update, the Board can email each other for discussions but cannot vote via email.
- g) Dan Powers – Meetings Dates for 2019. The TMA ARC took our dates for 2019 when they submitted their request in June. Judie was able to get the 4th Tuesday of the month from 6:30 to 9:00 pm. The March meeting is the annual meeting. Dan will ask Jim Kaluk to get together with Bill Murdock of the TMA to see if they can move their meeting. (See meeting dates below)

2019 MEETING DATES:

1. Thursday, January 24
2. Tuesday, February 26
3. Tuesday, March 26 – Annual Meeting (I think I moved this to Wednesday, March 20, 2019 unless we can get Thursday, March 21, 2019).
4. Tuesday, April 23
5. Tuesday, May 28
6. Tuesday, June 25
7. Tuesday, July 23
8. Tuesday, August 27
9. Tuesday, September 24
10. Tuesday, October 29 – preliminary budget meeting
11. Wednesday, November 20 – adopt the budget – this is a member meeting the week before Thanksgiving
12. Nothing in December

SCHEDULE NEXT MEETING / ADJOURNMENT – The next Board meeting will be on August 23, 2018 at 6:30 pm. There being no further business to discuss, Bill Beall **motioned**, seconded by Gene Rado, to adjourn the meeting. **The motion passed unanimously** and was closed at 8:30 PM by President Dan Powers.

Respectfully submitted,

Judie Littell, LCAM
Progressive Community Management, Inc.
Managing Agent for the GVLA Association