

GOLF VILLAS LANDSCAPE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, AUGUST 23, 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, Donna McGregor, and Gene Rado. A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Carolyn Beall, Dorothy Bryson, Jill Filow, Paul McGregor, 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 Bill Beall, to approve the agenda as written. After a brief discussion, **the motion passed unanimously**.

APPROVAL OF MINUTES FROM LAST BOARD MEETING – Gene Rado **motioned**, seconded by Bill Beall, to approve the Board of Directors Minutes of the July 26, 2018 board meeting as written. **The motion passed unanimously**. Mary Buckley **motioned**, seconded by Mary Courneya, to approve the Board of Directors Minutes from the August 4, 2018 board meeting as written. When the vote was called, there were 5 yes (Mary Buckley, Mary Courneya, Bill Beall, Dan Powers and Ken Filow) and 2 abstentions (Donna McGregor and Gene Rado) as they were not at that meeting. **The motion passed**.

AUDIENCE COMMENTS – Andy Russell asked about the special board meeting on August 4, 2018 and felt it was not posted with enough time. Following discussion, it was determined that the meeting was posted as required.

OFFICER'S REPORTS

- a) **President** – Dan Powers – Golf Course Lack of Mowing of their Property behind Aviary Court Homes – attended a meeting yesterday with the manager of the Tara Preserve Golf Club. They rode around and inspected some of the sore spots. Dan explained how the Golf Club and FLP think the other is responsible for mowing the property. Dan will go over on Saturday morning to see if it was mowed and if not, will bring it up again with the golf course.
- b) **Treasurer** – Bill Beall – Bill explained that our present year equity went down by \$616.32. In December 2016 there was a check paid by an owner in GVLA that he wrote to GVLA, but it was supposed to be to one of his properties called Harbor View on Golden Gate Pt. When it was discovered, PCM had to debit GVL to credit Harbor View for the \$616.32. But PCM could not do anything with this year's financials, so they had to debit the equity for the previous year, since the check was deposited in the previous year.

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

Assets for the month of June \$ 48,417

Assets		Liabilities		Equity
Checking – Sable Palm Bank	\$ 41,966	Accounts Payable	\$ -	Previous Year \$ 50,919
Assessments Due	7,349	Prepaid Assessments	17,786	Current Year (18,438)
Bad Debt Allowance	(1,174)			
Prepaid Expenses	2,125			
	\$ 50,266		\$ 17,786	\$ 32,481

Total Expenses for Month of July 2018 \$ 26,049

Mary Courneya **motioned**, seconded by Ken Filow, to approve the July 2018 financials as presented. **The motion passed unanimously**.

- c) **Vice President** – Ken Filow – met with Paul McGregor on the web site. See below.
- d) **Secretary** – Donna McGregor (for the website) would like Kristen Raniere to put in a link to download Acrobat for those who have problems opening the .pdf files. Under the Calendar, Donna loaded all the meeting dates for 2019. Donna McGregor **motioned**, seconded by Mary Courneya, that there should be no meeting in December 2018. **The motion passed unanimously**.

COMMITTEE REPORT

Web Site – Ken Filow and Paul McGregor met and discussed the need for a review with potential changes. Paul McGregor explained about the Home Page, Contact Page and the sliding picture show. He would like to go down to one photo per month specific to landscape and irrigation. Paul pointed out that owners' responsibility comes from our documents. If people change the landscaping with their own plants, FLP is not supposed to maintain them. If plants are put in and are not part of the original landscaping, FLP is not responsible to take care of them.

The third paragraph on the Home Page states: “The GVLA is a maintenance free association (however not “owner responsibility free”). Under the Declaration of Landscape Restrictions for the Tara Golf Villas, each lot owner shall maintain, repair and replace all necessary improvements located upon the owner’s lot excluding the initial landscaping. Members are required to follow irrigation watering guidelines (whether full-time, part-time or renter residents). A discussion ensued about whether to delete the sentence in the third paragraph “Under the Declaration... ending with excluding the initial landscaping.” A tally of the board was taken to retain it. Ken Filow, Gene Rado, Mary Courneya, Donna McGregor and Dan Powers said yes, and Mary Buckley said no. Therefore, the sentence stays on the Home Page. Paul McGregor will change the first sentence to “The GVLA is a maintenance provided....”

More information about the Contact page was discussed. This included the map page, news link which the board will monitor, and contact page information which is to make members more aware of the forms they can use to communicate with the Board and which will come back to Judie Littell. There is also a link to Community Information which talks about the CDD and TMA. The Board will monitor

to make sure this is the correct information. The Board should review all the links before the changes are done. The final editing changes must be agreed on by the Board. They would like to see all these changes to be done between October 1st and October 15th. Any changes need to be sent to Ken Filow and Paul McGregor to update.

OLD BUSINESS

a) Exception Report – Special Meeting August 4, 2018 – **Motion** – Mary Buckley **motioned**, seconded by Gene Rado, to eliminate the Exception Report that still exists and replace with GVLA Irrigation Survey. Discussion: There was a special meeting on August 4, 2018 to discuss the Exception Report which people objected to when discussed at previous board meetings. Bill Beall brought up some good points in his conversation with Joe Bratcher who was in favor of Board members inspecting the yards and if the grass does not look good or found anything that is not acceptable, to give Joe a note to see what is wrong. When the vote was called, **the motion passed unanimously**. The process will be:

- If the irrigation box is still in the garage, plus any that are locked, Joe Bratcher will notify Judie at PCM who will notify the Board with the address.
- The Board will inspect the home to send a violation letter. Mary Buckley will work with Judie on this and when the letter is sent, a copy will go to the Board.

This is only if Joe Bratcher cannot work out a solution with the owner. Mary Courneya was thanked for taking the minutes from the August 4th meeting.

NEW BUSINESS

a) Devise a Legal Payment Plan for People who have Hit a Bump in the Road – Mary Buckley **motioned**, seconded by Ken Filow, to accept the letter that Bill Beall drafted for Judie to sign to send delinquent owners who owe more than \$500 to try and set up a payment plan. Discussion: Bill will call them. The process of PCM sending out friendly notices and past due notices will not change. **The motion passed unanimously**.

b) 6610 Tailfeather Way – Cinch Bugs – Dan Powers **motioned**, seconded by Mary Buckley, to approve spending \$100 for sod. Discussion: The cinch bugs were totally treated but needs sod to cover area. **The motion passed unanimously**.

c) 6315 Wingspan Way – Dan Powers **motioned**, seconded by Mary Buckley, to cut the roots of the Ficus tree where they are uplifting the driveway. Discussion: Should we remove the Ficus tree or cut the roots. Dan took a poll of the board members. It costs \$590 to remove the tree and \$500 to cut the roots and sod the area but does not have a guarantee. When the vote was called, the vote was 4 yes (Dan Powers, Gene Rado, Ken Filow and Bill Beall); 2 no (Donna McGregor and Mary Buckley) and 1 abstention (Mary Courneya). **The motion passed**.

d) 6112 Aviary Court – Irrigation Problems – Bill Beall **motioned**, seconded by Gene Rado, to send the homeowner at 6112 Aviary Court a scathing letter and enclose the bill for the repair. Discussion: The owner wanted to do his own irrigation and had been hooking up the zones and causing problems. He wanted Joe Bratcher to connect the other zones, but Joe said no. Joe wrote a memorandum with two prices \$200 and \$400 to get it back where it is supposed to be. He asks: 1. Do we pay for this? or 2. Do we send the owner the proposal and let him pay for it? The owner of the property owns the irrigation system, but we maintain it. A tally of the Board was taken with the result that the owner should pay for it. **The motion passed unanimously**.

BOARD MEMBER COMMENTS

- a) Bill Beall – See letter above
- b) Mary Courneya – No report
- c) Donna McGregor – No report
- d) Ken Filow – No report
- e) Gene Rado – No report
- f) Mary Buckley – No report
- g) Dan Powers – No report

SCHEDULE NEXT MEETING / ADJOURNMENT – The next Board meeting will be on September 27, 2018 at 6:30 pm. There being no further business to discuss, Dan Powers **motioned**, seconded by Donna McGregor, to adjourn the meeting. **The motion passed unanimously** and was closed at 9:00 PM by President Dan Powers.

Respectfully submitted,

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