

GOLF VILLAS LANDSCAPE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, FEBRUARY 26, 2019
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, Donna McGregor, Gene Rado, and Debbie Tyo. A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Geof Boole, Barbara and Rocky Maturo, Paul McGregor, and Andrea Russell.

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 – Gene Rado **motioned**, seconded by Mary Buckley, to approve the agenda as written. **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 January 24, 2019 board meeting. **The motion passed unanimously.**

AUDIENCE COMMENTS – Rocky Maturo, 7429 Birds Eye Terrace, and Jeff Gould of 6141 Aviary both said the mulch did not cover completely, just filled in bare areas. The reason is that mulch was done last February 2018 by the previous Board, and was not budgeted correctly. Florida LawnPros' contract was \$30,000 and the budget was \$15,000. This year in February 2019 we budgeted for a dusting while we recoup our losses. Next year, we will be able to do the full coverage. The cycle to mulch has always been prior to Thanksgiving in November. Somehow it was changed to February by the previous Board.

PRESIDENT'S REPORT – Dan Powers spoke about 6209 and 6215 Wingspan Way. There is an elm or maple tree growing between the two homes at the rear of the property. It is matured growth and the roots are growing under the cage and pool at 6209. The trees were planted by the original owner which may or may not be these two people and it is private property. What is the Association's responsibility regarding these trees? The documents are clear that we only trim trees up to 8' canapé. Dan asked the Board to walk the property so that it can talk about it at the next meeting.

APPROVAL OF THE TREASURER'S REPORT – Bill Beall presented the Treasurer's report for January 2019

Assets for the month of December \$ 66,995

Assets		Liabilities		Equity	
Checking – Sable Palm Bank	\$ 71,696	Accounts Payable	\$ 90	Previous Year	\$ 49,717
Assessments Due	7,969	Prepaid Assessments	22,600	Current Year	3,328
Bad Debt Allowance	(5,015)				
Prepaid Insurance	1,086				
Prepaid Expenses	-				
	\$ 75,735		\$ 22,690		\$ 53,045

Total Expenses for Month of January 2019 \$ 25,682

Gene Rado **motioned**, seconded by Mary Courneya, to approve the January 2019 treasurer's report as presented. **The motion passed unanimously.**

OFFICER'S REPORTS

- a) Treasurer – Bill Beall – see below
- b) Vice President – Vacant seat
- c) Secretary – Donna McGregor followed up on the mulch as she is getting a lot of service requests for mulch. Next year it will be done in January and February.

d) DIRECTOR'S COMMENTS

- a) Mary Courneya – No report at this time
- b) Mary Buckley – See irrigation below
- e) Gene Rado – Gene Rado **motioned**, seconded by Donna McGregor, that any money we are going to spend that is not contractual has to be approved by the Board. When the vote was called, there were 5 affirmatives: Mary Buckley, Mary Courneya, Donna McGregor, Debbie Tyo, and Gene Rado. There were 2 negatives: Bill Beall and Dan Powers. **The motion passed.**
- c) Debbie Tyo – No report at this time.

COMMITTEE REPORTS

- a) Web Site – Paul McGregor said there was nothing to report other than updating photos that have been reviewed; Paul found out through TMA that there is a need for the web site to become ADA friendly as they must be ready for impaired persons who cannot access a web site. TMA is doing this. It must go to a lawyer as it could cost \$5-10K. This would be almost exclusively handled by a third-party company. You could continue to own your web site and they will maintain it and keep it compliant, or they take it over and could bump up your price. We need a plan to be ready for November and it needs to go to an attorney first.

OLD BUSINESS

- a) Update on Payment Plan – Bill Beall reported there are twelve accounts still pending resolution and they are still being pursued. Four were sent to Sandy Levitt for collections.
- b) Sellers and Welcome Letters Update – Bill Beall reported that nine are currently on the market, one under contract, and one sold. Two were off the market.
- c) Irrigation – Mary Buckley
 - 1. 6627 Tailfeather Way – Mary Buckley reported that the owner agreed to pay for the sod and sent a letter to the renter that he needs to water.
 - 2. 6440 Wingspan Way – FLP put in a new sprinkler head and sod. When the sod was installed, they cut the cable and cost the owner a half day of work.
 - 3. 6623 Tailfeather Way – Mary Buckley has been in contact with the owner that they need to water. The box was shut off, the grass died, and the renters did not know. It could have been an outage that caused it to be shut off. TMA's ARC sent the owner a letter. Joe Bratcher does not think it will come back. Mary Buckley recommends we should review it again in March. According to Mary, there is something wrong with the box. Mary also said that Joe should not be talking to the renters. The owners are responsible for the water bill.
 - 4. 6575 Tailfeather Way – This is the same as 6623 Tailfeather Way. The tenants say they are watering.
 - 5. 6151 Aviary Court – This is a new owner who put in plants without ARC approval. They had their own landscaper, Town & Country, do the work. A notice needs to be sent to all owners

restating the rules of GVLA about what needs to be approved by TMA's ARC. They should go onto the GVLA web site to see the rules.

6. 6239 Wingspan Way – The owner complained a year ago and wants new sod. The owner did not water and was sent the record from FLP which showed it was bone dry. We should get a quote from FLP.

NEW BUSINESS

- a) 7432 Birds Eye Terrace – Donna McGregor said there is a palm tree in the front of this property that needs to be straightened. Dan Powers will look at it.

BOARD MEMBER COMMENTS –

- a) Bill Beall – 7432 Birds Eye Terrace recently had their roof power washed by a vendor using bleach. It cost Bill \$150 to repair damages to the grass due to bleach being used on his roof. He cautioned that when you get your roofs done, that the vendors do not use bleach.
- b) Mary Buckley – See above
- c) Mary Courneya – No report at this time
- d) Donna McGregor – See above
- e) Gene Rado – Several items:
 1. The Community Center will be closed beginning March 18th for a period of at least 3-4 weeks as they are having the roof replaced by Florida Southern Roofing Company, who said there will be no problem with night meetings. They will leave the walkways broom clean each day when they leave. The pool will also be closed.
 2. Duane Smith, a new field manager, was hired and started on February 21, 2019. He works for Rizzetta Property Management, not the CDD Board.
 3. For the Annual Meeting second notice, Gene wants it to include a ballot with the names of all the people running for the Board to be mailed out so that members who will not be attending the annual meeting can vote.
 4. He thinks that only one person is authorized to access the request for service and no other board member can direct the vendor, i.e., PCM, FLP, etc. When a decision must be made, it should be by the whole Board.
- f) Debbie Tyo – No report at this time

SCHEDULE NEXT MEETING / ADJOURNMENT – The next meeting is the Annual Meeting on Thursday, March 21, 2019 at 6:30 pm. There being no further business to discuss, Mary Courneya **motioned**, seconded by Mary Buckley, to adjourn the meeting. **The motion passed unanimously** and was closed at 8:17 PM by President Dan Powers.

Respectfully submitted,

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