

**GOLF VILLAS LANDSCAPE ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**THURSDAY, JULY 18, 2019 – 6:30 PM**  
**TARA PRESERVE COMMUNITY CENTER**

**CALL TO ORDER/CERTIFYING A QUORUM** – The meeting was called to order at 6:30 PM by President, Gene Rado. Other Board members attending were Bill Beall, Mary Buckley, Donna McGregor (via telephone), Dan Powers, Andrea Russell, and Debbie Tyo (via telephone). A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Carolyn Beall, Mary Courneya, Judy Murphy, and Linda Rado.

**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** – Andrea Russell **motioned**, seconded by Bill Beall, to approve the agenda as written. **The motion passed unanimously.**

**APPROVAL OF MINUTES FROM LAST BOARD MEETING** – Bill Beall **motioned**, seconded by Andrea Russell, to approve the Board of Directors Minutes of the June 20, 2019 board meeting with a correction under New Business, the Irrigation Control Boxes. **The motion passed unanimously.**

**TREASURER’S REPORT** – Bill Beall’s reviewed the June 2019 financials. See below.

**Assets for the month of May                      \$        85,300**

<b>Assets</b>		<b>Liabilities</b>		<b>Equity</b>	
Checking – Sable Palm Bank	\$ 88,098	Accrued Expenses	\$ -	Previous Year	\$ 49,717
Assessments Due	9,277	Prepaid Assessments	21,039	Current Year	19,414
Bad Debt Allowance	(7,515)				
Prepaid Insurance	310				
Prepaid Expenses	-				
	\$ 90,170		\$ 21,039		\$ 69,131

**Total Expenses for Month of June 2019                      \$        23,887**

Mary Buckley **motioned**, seconded by Andrea Russell, to approve the June 2019 financial report as presented. **The motion passed unanimously.**

**PRESIDENT’S REPORT** – Interspersed below.

**OFFICER’S REPORTS**

1. Treasurer – Bill Beall – Revised the welcome letter and distributed it. See attached.
2. Vice President – Andrea Russell – Has a letter about the holly trees that must be at the owner’s expense. See attached.
3. Secretary – Donna McGregor – spoke about the following:
  - a. 6305 Wingspan Way – The owners sent a letter to ARC about their lanai work. GVLA does not have to get involved other than relocating the irrigation lines, which FLP must do so Joe Bratcher must look at it first. Resource Property Management is including GVLA with all copies of ARC requests. ARC is going to the County to get the height of the bushes to avoid an

accident. The owner should send ARC to PCM to archive the record. It should also be put on the GVLA website.

- b. 7613 Teal Trace – Has a tree with branches lower than 8’ which is in the back of the property. This is original landscaping, but Joe Bratcher quoted \$200 because it requires chain-saw work. A request was made that if Joe calls Bill Beall and they meet at the property and decide what needs to be done, including the chain saw, that the Board agree to spend \$200 to do it. However, it was pointed out that FLP’s contract does not say what equipment they must use, and he should not be charging money to trim the tree.

## COMMITTEE REPORTS

1. Web Site – Paul McGregor – This is tabled until the next Board meeting.

## OLD BUSINESS

1. Update GVLA documents – Gene Rado spoke about the number of members on the Board. He suggested to have the Board determine the size of the Board but currently it must be approved by the unit owners. Gene would like to change this in the documents. He also spoke about the redlined version. Gene Rado **motioned**, seconded by Andrea Russell, to approve the redlined version written by Kevin Wells (when he worked for Dan Lobeck) as written except for Article 10 on Parliamentary Rules of Order. This should be removed and replaced with “Pledge of Public Conduct.” *The Board may disagree but will be respectful of one another. The Board will direct all comments to issues. The Board will avoid personal attacks.* The motion also states to allow Gene Rado to go to our attorney with it and have him make the changes and get back to the Board. After discussion, **the motion passed unanimously**. Another change was suggested, on page 24, Exhibit C, under “Indemnification”, remove the word “employee.”
2. Payment Plan Update – Bill Beall discussed the aged owner balances as of June 30, 2019. There were 15 people who are getting a reminder, past due notices, 4 liens, and 7 people are on the list but will not be sent anything while we wait for the money. Unit 78 has requested a payment plan and will pay \$100 every month until he is paid up. Bill discussed this with Sandy Levitt and we have the signed document for the accounting department. He is not a joinder, but once he is paid up, will join.
3. Homes for Sale Including “Sale Letters” and “Welcome Letters” – The following are:
  - 6309 Wingspan Way                      closed late June/awaiting welcome letter for tenants
  - 7320 Birds Eye Terrace                off the market
  - 6327 Wingspan Way                      no change
  - 6255 Wingspan Way                      off the market
  - 6525 Tailfeather                        no change, open house 7/13
  - 6167 Aviary Court                        no change
  - 7519 Birds Eye Terrace                no change
  - 7315 Birds Eye Terrace                sale pending

## NEW BUSINESS - None

## BOARD MEMBER COMMENTS:

- a) Bill Beall – no comments
- b) Mary Buckley – asked for the list of the names of those who responded to the email communications consent form. Judie had brought in 25 returned by the post office. Judie will go to the Post Office on SR 70 and 39<sup>th</sup> St. W. to find out why they were not delivered as most of them are in residence here.

- c) Donna McGregor – The list is on a GVLA spreadsheet which is on the website under Board members. Donna made notations and added on anything new. Yes in red means they are OK to receive email communications.
- d) Dan Powers – asked whether an apology would be coming for the letter written by Bill Sutton.
- e) Andy Russell – read from previous approved Board meeting minutes who was authorized to spend the money and had to be approved by the Board.
- f) Debbie Tyo – had her mail forwarded on May 26<sup>th</sup> and today was the first day she received the letters from Florida.

**OWNERS CONCERNS OR COMMENTS** (limited to 3 minutes each) – Mary Courneya commented that the Board is doing a good job.

**SCHEDULE NEXT MEETING** – Thursday, August 22, 2019 – 6:30 PM

**ADJOURNMENT** – There being no further business to discuss, Bill Beall **motioned**, seconded by Andrea Russell, to adjourn the meeting. **The motion passed unanimously**, and the meeting was adjourned at 7:33 PM by President Gene Rado.

Respectfully submitted,

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

Attached Bill Beall's revised welcome letter here.

On the next page, attach Andrea Russell's about the holly trees coming down at owner's expense