

**GOLF VILLAS LANDSCAPE ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**THURSDAY, AUGUST 22, 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, Dan Powers, Andrea Russell, and Debbie Tyo. A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Will Barger, Carolyn Beall, Eduardo and Kora Coban, Paul McGregor, 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 Mary Buckley, to approve the agenda as written. **The motion passed unanimously.**

**APPROVAL OF MINUTES FROM LAST BOARD MEETING** – Bill Beall **motioned**, seconded by Debbie Tyo, to approve the Board of Directors Minutes of the July 18, 2019 board meeting as written. **The motion passed unanimously.**

**TREASURER'S REPORT** – Bill Beall's reviewed the July 2019 financials. See below.

**Assets for the month of June**      \$ **90,170**

Assets		Liabilities		Equity
Checking – Sable Palm Bank	\$ 93,525	Accrued Expenses	\$ -	Previous Year
Assessments Due	9,805	Prepaid Assessments	20,988	Current Year
Bad Debt Allowance	(8,015)			
Prepaid Insurance	155			
Prepaid Expenses	-			
	\$ 95,470		\$ 20,988	\$ 74,482

**Total Expenses for Month of June 2019**

Andrea Russell motioned, seconded by Donna McGregor, to approve the July 2019 financial report as presented. **The motion passed unanimously.**

## **PRESIDENT'S REPORT** – Interspersed below.

## OFFICER'S REPORTS

1. Treasurer – Bill Beall – no comments
2. Vice President – Andrea Russell – the letters about the dead holly trees were mailed to the three homeowners. She also spoke about an oak tree that is leaning on the next house’s lanai roof.
3. Secretary – Donna McGregor – wanted to know who goes to the County to have sidewalk repairs done as there is one on Nesters Lane. The County waits until they get enough to get the work done. Donna will call them. The tree that caused the problem has been removed.

## COMMITTEE REPORTS

1. Web Site – Paul McGregor – Paul distributed the Activity sheet which is 2 years old. It is time to reassess the web site. One of the factors not working for them is on the home page - the links across the top are very small to see. They would like to improve the effectiveness of the home page and he will work with Kristen Ranieri on this. They are meeting on Monday, August 26<sup>th</sup>. They are not using “Go-Daddy.com” and went to “WordPress.com” which will save money. It was suggested to use approved Icons for each category across the top of the home page. The goal is to have this ready when the new documents are ready for the first release.

## OLD BUSINESS

1. Update GVLA documents – Gene Rado received an email from Brett Sarason, the Association’s attorney. He intends to have the by-laws done by the end of this month. Gene will send them to the Board and Judie to review again and asked to have any revisions emailed back to Gene. He is hopeful that by the next meeting, there will be a document to vote on. There was a question about the joinder which the attorneys will have to figure out.
2. Payment Plan Update – Bill Beall discussed the aged owner balances as of July 31, 2019. There were 3 people who are getting a friendly reminder, 5 getting past due notices, 3 existing liens, and 2 new liens. Bill Beall **motioned**, seconded by Dan Powers, to file liens on unit #136 and unit #45-  
**2. The motion passed unanimously.**
3. Homes for Sale Including “Sale Letters” and “Welcome Letters” – The following are:
  - o 6309 Wingspan Way closed late June/awaiting welcome letter for tenants
  - o 7320 Birds Eye Terrace unknown/called agent twice – no response
  - o 6327 Wingspan Way no change
  - o 6255 Wingspan Way off the market – new renter/fees paid by owner/noise problem.
  - o 6525 Tailfeather no change
  - o 6167 Aviary Court no change
  - o 7519 Birds Eye Terrace no change
  - o 7315 Birds Eye Terrace sold – welcome letter
4. Oak Tree Trimming at 7613 Teal Trace – Bill Beall **motioned**, seconded by Mary Buckley, that any service order valued at \$100 or higher, excluding irrigation, must be copied to the entire Board and FLP. When pricing is received, the Board will discuss and vote on the service order at the next Board meeting. A minimum of three Board members must visit the project and verify that the service order content is correct. After discussion when the vote was called, **the motion passed unanimously.**

## NEW BUSINESS

1. 6130 Wingspan Way – The owners attended the meeting with a complaint against one of the board members regarding what they considered an emergency with their sprinkler system and in which they called FLP. Gene Rado explained to them that it was not an emergency but was due to the owner putting in an incorrect battery. FLP had to clean the whole box up because the battery was leaking and had to be fixed. He also explained that the owner must put in a service request and not fool around with the box or the irrigation system. The call should not have been made to FLP.

## BOARD MEMBER COMMENTS – None

## OWNERS CONCERNS OR COMMENTS - None

**SCHEDULE NEXT MEETING** – Thursday, September 19, 2019 – 6:30 PM

**ADJOURNMENT** – There being no further business to discuss, Debbie Tyo **motioned**, seconded by Mary Buckley, to adjourn the meeting. **The motion passed unanimously**, and the meeting was adjourned at 7:49 PM by President Gene Rado.

Respectfully submitted,

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