

**GOLF VILLAS LANDSCAPE ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
THURSDAY, SEPTEMBER 19, 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, and Andrea Russell. Debbie Tyo was absent with notice. A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Dorothy Bryson, Ellen Linton, ``Paul McGregor, 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 Donna McGregor, to approve the agenda as written. **The motion passed unanimously.**

**APPROVAL OF MINUTES FROM LAST BOARD MEETING** – Donna McGregor **motioned**, seconded by Andrea Russell, to approve the Board of Directors Minutes of the August 22, 2019 board meeting as written. **The motion passed unanimously.**

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

**Assets for the month of July                      \$        95,470**

<b>Assets</b>		<b>Liabilities</b>		<b>Equity</b>	
Checking – Sable Palm Bank	\$ 97,479	Accounts Payable	\$ 270	Previous Year	\$ 49,717
Assessments Due	11,086	Prepaid Assessments	19,062	Current Year	28,430
Bad Debt Allowance	(8,015)				
Prepaid Insurance	1,930				
Prepaid Expenses	-				
	\$ 97,479		\$ 19,932		\$ 78,147

**Total Expenses for Month of July 2019   \$        25,903**

Gene Rado **motioned**, seconded by Andrea Russell, to approve the August 2019 financial report as presented, with one correction. **The motion passed unanimously.**

**PRESIDENT’S REPORT** – Interspersed below. Gene said he wanted to go through the documents tonight; get their feedback to Brett Sarason, and then send his comments to the Board.

**OFFICER’S REPORTS**

1. Treasurer – Bill Beall – no comments
2. Vice President – Andrea Russell – no comments
3. Secretary – Donna McGregor – two issues: (1) 6443 Wingspan - Joe Bratcher quoted \$500 to remove the bird of paradise which includes cutting, removing, grinding, and replacing with a nursery stock planting value of \$100. The homeowner will be advised he is responsible for any additional costs if he chooses a different replacement planting. (2) The original East Palooka at

7618 Birds Eye Terrace – the owner has the option of removing it and planting nothing or removing and replacing with shrubs. The owner decided to remove it and not put anything back, saving the Association money.

## COMMITTEE REPORTS

1. Web Site – Paul McGregor – Paul McGregor said that the home page is being worked on, distributed a copy of the new home page, and explained the development of the new improvements. Word Press charges \$48 every year and replaces GoDaddy, saving the Association money. He is looking to put a disability icon on the screen for accessibility. Purple is a hot link to get your attention.

## OLD BUSINESS

1. Update GVLA documents – Gene Rado went through some of the revisions and took a poll vote of the Board for each item. Brett Sarason will make the changes and get them back to Gene. He will send the final version out to everyone. Brett will write the letter which the Board will review and approve.
2. Payment Plan Update – Bill Beall discussed the aged owner balances as of August 31, 2019. There were 6 people who are getting a friendly reminder, 2 getting past due notices, 5 existing liens, and 1 new lien. There were 3 who were not getting a notice at this time and 5 to be removed from the list. There is 1 who is current on his contract for the monthly payment.

3. Homes for Sale Including “Sale Letters” and “Welcome Letters” – The following are:

	Sale Letter	Agent	Welcome
○ 7320 Birds Eye Terrace	X	X	
○ 6309 Wingspan Way	X	X	X
○ 6327 Wingspan Way	X	X	New Listing Agent
○ 6288 Wingspan Way	X	X	New
○ 7347 Tailfeather	X	X	New
○ 6525 Tailfeather	X	X	No Change
○ 6167 Aviary Court	X	N/A	No Change
○ 7519 Birds Eye Terrace	X	X	No Change

## NEW BUSINESS

1. Proposed Budget Review for 2020 – Gene said the proposed Budget would be presented to the Board to vote on at the October meeting.

## BOARD MEMBER COMMENTS –

1. Bill Beall - The fact that no one attends our Board meetings indicates they are happy with the way things are be done.
2. Mary Buckley – No comment
3. Donna McGregor - Asked Board members to take a weekly look at the Service Requests to acquaint themselves with what GVLA is doing for Members and the costs involved.
4. Dan Powers – No comment
5. Andy Russell – No comment
6. Debbie Tyo - Absent

**OWNERS CONCERNS OR COMMENTS** (limited to 3 minutes each)

Ellen Linton - asked why Members were not included in choosing which items in the documents were being amended. She was advised members get to vote yes or no on the amendments when mailed in October. However, the Board was elected by the members to make best-choice decisions on behalf of the Association.

Linda Rado - asked if dissenting votes could be explained first. She was advised any dissension was voiced during the 'discussion' prior to the vote.

**SCHEDULE NEXT MEETING** – Thursday, October 17, 2019 – 6:30 PM

**ADJOURNMENT** – There being no further business to discuss, Mary Buckley **motioned**, seconded by Andrea Russell, 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