

GOLF VILLAS LANDSCAPE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, OCTOBER 17, 2019 – 6:30 PM
TARA PRESERVE COMMUNITY CENTER

CALL TO ORDER/CERTIFYING A QUORUM – The meeting was called to order at 6:25 PM by President, Gene Rado. Other Board members attending were Bill Beall, Mary Buckley, Donna McGregor, Dan Powers, Andrea Russell and Debbie Tyo attended by phone. A quorum was established. Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM). Members present were Caroline Beall, 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 – Mary Buckley **motioned**, seconded by Andrea Russell, to approve the agenda as written. **The motion passed unanimously.** Gene Rado requested that Judie Littell have the draft agenda ready seven days before the meeting with the final three days prior to the meeting.

APPROVAL OF MINUTES FROM LAST BOARD MEETING – Bill Beall **motioned**, seconded by Donna McGregor, to approve the Board of Directors Minutes of the September 19, 2019 board meeting as written. **The motion passed unanimously.**

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

Assets for the month of August \$ 97,479

Assets		Liabilities		Equity	
Checking – Sable Palm Bank	\$ 98,310	Accounts Payable	\$ 0	Previous Year	\$ 49,717
Assessments Due	9,951	Prepaid Assessments	17,514	Current Year	33,785
Bad Debt Allowance	(9,015)				
Prepaid Insurance	1,769				
Prepaid Expenses	-				
	\$101,516		\$ 17,514		\$ 83,502

Total Expenses for Month of September 2019 \$ 23,992

PRESIDENT’S REPORT – The mailing **for the Members Meeting on November 20th** will be on Monday, October 21, 2019.

OFFICER’S REPORTS

1. Treasurer – Bill Beall – no comments
2. Vice President – Andrea Russell – only received two responses to the letter on the holly trees.
3. Secretary – Donna McGregor – There are still members who chase FLP and still call Joe Bratcher directly. We must make people understand that they must go through the web site.

COMMITTEE REPORTS

1. Web Site – Paul McGregor – Paul McGregor did an overview of the home page. The links are working and what is new is our capability that we can put hot links in the top right corner. It will have old and new documents. Other hot topics are: the budget (in late November). The Service Requests should be one of the hot links. This will be the first time people will be able to get **directly to Service Requests** from the home page. This page will be up and running on Monday, October 21, 2019.

OLD BUSINESS

1. Update GVLA documents – Gene Rado received the revisions from Brett Sarason and distributed them to the Board.
2. Payment Plan Update – Bill Beall discussed the aged owner balances as of September 30, 2019. There were 5 people who are getting a friendly reminder, 3 getting past due notices, 3 existing liens, and 1 new lien. There was 1 removed from the list. Bill Beall **motioned**, seconded by Gene Rado, to have a new lien started through Sandy Levitt, Esq. for the owner of lot 10-3 who is over 90 days late and owes \$936.57. **The motion passed unanimously.**
3. Homes for Sale Including “Sale Letters” and “Welcome Letters” – The following are:

	<u>Sale Letter</u>	<u>Agent</u>	<u>Welcome</u>
○ 6309 Wingspan Way	X	X	X Prepared
○ 6327 Wingspan Way	X	X	No change
○ 6288 Wingspan Way	X	X	No change
○ 7347 Birds Eye Terrace	X	X	No change
○ 6525 Tailfeather	X	X	Closing 10/18
○ 6167 Aviary Court	X	N/A	No Change
○ 7519 Birds Eye Terrace	X	X	No Change
○ 6614 Tailfeather	X	X	New

NEW BUSINESS

1. Proposed Budget Review for 2020 – Bill Beall **presented** the **proposed** budget. It is based on 218 homes. FLP will receive a 3% raise which is good for two years and the contract will have the price per home in case new members sign up. PCM will receive a 3% increase. There is a \$5 increase from 2019 to \$140 per home. Gene Rado **motioned**, seconded by Mary Buckley, to approve the proposed 2020 budget and have PCM mail it out on October 21, 2019. **The motion passed unanimously.** Gene thanked Bill Beall for doing a very good job.

BOARD MEMBER COMMENTS –

1. Bill Beall – Would like to recommend that our president, Gene Rado, get with CDD and get us grandfathered in for the fourth Thursday for our board meetings.
2. Mary Buckley – No comment
3. Donna McGregor – Thanked Debbie Tyo for sending the homeowners to the service request on the web site.
4. Dan Powers – No comment
5. Andy Russell – Reiterated the situation with homeowners and FLP. Have Paul put on the web site that the homeowners are not to bother the workers when they are working.

6. Debbie Tyo – No comment

OWNERS CONCERNS OR COMMENTS (limited to 3 minutes each)

Dorothy Bryson – Garden Masters needs to do a better job on the weeds on the grass between 7608 and 7612 Teal Trace.

Ellen Linton – 6019 Wingspan Way – wanted advice. When she bought her house, it was quiet 6 to 8 months ago. She needs help on handling the noise from a pump that CDD installed between her house and the utility easement. She wanted to know if the association would put plants on her property to muffle the sound. Andrea Russell said the pump is very noisy. Gene Rado will go to her house and speak to the CDD on her behalf. **She was also advised to contact Manatee County Noise Abatement.**

SCHEDULE NEXT MEETING – Member Meeting to vote on an amendment to the documents on Wednesday, November 20, 2019 – 6:30 PM. **The regular monthly Board meeting will immediately follow.**

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 7:25 PM by President Gene Rado.

Respectfully submitted,

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