

**GOLF VILLAS LANDSCAPE ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**WEDNESDAY, NOVEMBER 20, 2019 – 6:30 PM**  
**TARA PRESERVE COMMUNITY CENTER**

**CALL TO ORDER/CERTIFYING A QUORUM** – The meeting was called to order at 6:47 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. Laurie Seesholtz, Administrative Assistant, and Judie Littell, LCAM, represented Progressive Community Management, Inc. (PCM).

**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 MINUTES FROM LAST BOARD MEETING** – Andrea Russell **motioned**, seconded by Mary Buckley, to approve the Board of Directors Minutes of the October 17, 2019 board meeting as written. **The motion passed unanimously.**

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

**Assets for the month of September      \$101,516**

<b>Assets</b>	<b>Liabilities</b>	<b>Equity</b>
Checking – Sable Palm Bank	\$105,518	Accounts Payable
Assessments Due	7,937	\$ 0
Bad Debt Allowance	(9,515)	Previous Year
Prepaid Insurance	1,608	\$ 49,717
Prepaid Expenses	-	Current Year
	\$105,549	37,773
	\$ 18,059	
		\$ 87,490

**Total Expenses for Month of October 2019      \$ 23,319**

Gene Rado **motioned**, seconded by Donna McGregor, to approve the financial report for October 2019 as presented. **The motion passed unanimously.**

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

**OFFICER'S REPORTS**

1. Treasurer – Bill Beall – see above
2. Vice President – Andrea Russell – no report
3. Secretary – Donna McGregor – under New Business

**COMMITTEE REPORTS**

1. Web Site – Paul McGregor said there were dramatic changes in the last month. You still log in as before, but the home page is much simpler. He explained about the hot links that contain the proposed budget and bylaw changes and that your feedback is important as a group. The web site is

your source of getting information about landscaping with photos and about the Association. Everyone thanked Paul as a great webmaster.

## OLD BUSINESS

1. 2020 Proposed Budget Adoption – Bill Beall explained the reason for the increase to \$140 per unit per month. This year a full mulch will be done, and FLP received a 3% increased over the next 2 years. We are working on building up our equity. We do not anticipate an increase for 2021. Debbie Tyo **motioned**, seconded by Gene Rado, to adopt the 2020 proposed budget at \$140 per unit per month. **The motion passed unanimously.**
2. Payment Plan Update – Bill Beall discussed the aged owner balances as of October 31, 2019. There were 2 people who are getting a friendly reminder, 3 getting past due notices, 1 to remove from the list, and, and 1 existing lien, no activity. There was one who made 2 contract payments of \$200; one who made a payment of \$200, but still needs a contract; and one who had a lien from October that was approved by the Board, paid in full \$1,492.66.
3. Homes for Sale Including “Sale Letters” and “Welcome Letters” – The following are:

	Sale Letter	Agent	Welcome
o 6327 Wingspan Way	X	X	No change
o 6288 Wingspan Way	X	X	No change
o 7347 Birds Eye Terrace	X	X	No change
o 6525 Tailfeather	X	X	Received welcome letter
o 6167 Aviary Court	X	N/A	No Change
o 7519 Birds Eye Terrace	X	X	Sign down
o 6614 Tailfeather	X	X	New
o 6618 Tailfeather (out)	N/A	X	New
o 7534 Birds Eye Terrace	X	X	New – contract pending
o 6415 Wingspan Way	X	X	New
o 7320 Birds Eye Terrace	X	X	New – contract pending

Summary: 4 No change; 5 New; 1 Welcome Letter; 1 Sign Down

## NEW BUSINESS

1. PCM Contract – Bill Beall **motioned**, seconded by Andrea Russell, to approve the PCM Contract with the following changes: It is going up 3% and added a line acknowledging same rate for the second year, no increase in 2021. **The motion passed unanimously.**
2. FLP Contract – Donna McGregor **motioned**, seconded by Mary Buckley, to approve the FLP contract with their guaranteed 3% increase for 2 years. No increase in 2021. **The motion passed unanimously.**
3. Vote on Mulch for 2019 – Gene Rado **motioned**, seconded by Andrea Russell, to do the mulch this year, which if it received an affirmative vote, would be done in early December. The money would come out of equity. Discussion: Bill Beall said if this could wait another month to January 2020, it would be in the budget and would not cost anything, saving the Association \$40,000. Gene would like to get back on track as the mulch has not been done in two years. The weeds have taken over because there is no mulch on the flower beds. He took a poll of the board members; there were 5 yes:, Mary Buckley, Donna McGregor, Gene Rado, Andrea Russell, and Debbie Tyo; and 2 no: Bill Beall and Dan Powers. **The motion passed.**
4. Vote on 6260 Wingspan Way Oak Tree – Donna McGregor **motioned**, seconded by Andrea Russell, to remove the oak tree, all the roots, grind the stump and re-sod for \$3,000. Discussion:

this is original landscaping and therefore the Association's responsibility. The roots are above the ground by 4" at the base of the lanai. Grass cannot grow due to the acidity caused by the oak tree. When the vote was called, there were 5 yes: Bill Beall, Donna McGregor, Gene Rado, Andrea Russell, and Debbie Tyo; and 2 no: Mary Buckley and Dan Powers. **The motion passed.**

5. Vote on 6658 Tailfeather Way – Dead Hedge – Donna McGregor **motioned**, seconded by Andrea Russell, to approve removing the dead hedge for \$350. Discussion: this is original landscaping and therefore the Association's responsibility. 2/3 of the hedge died. The home owner asked to fill in what is left. The homeowner was fine replacing the dead section of hedge with new 3-gallon plants. When the vote was called, there were 6 yes: Bill Beall, Donna McGregor, Dan Powers, Gene Rado, Andrea Russell, and Debbie Tyo; and 1 no: Mary Buckley. **The motion passed.**

#### **BOARD MEMBER COMMENTS –**

1. Bill Beall – has the Association business cards
2. Mary Buckley – No comment
3. Donna McGregor – At 6631 Tailfeather Way, the front lawn has a flower bed. The owner has not asked permission from ARC or GVLA. Anything that you want to do to your property on the outside must be approved by ARC and GVLA. The home page on the GVLA web site has a bulletin board which shows GVLA on the left side, and TMA on the right side, showing the total procedure what you must do to get ARC approval. You need to send a service request to GVLA to get approval.
4. Dan Powers – No comment
5. Andy Russell – Urged everyone to use the GVLA web site.
6. Debbie Tyo – No comment

**OWNERS CONCERNS OR COMMENTS** (limited to 3 minutes each) – A member wanted to know if FLP would weed before putting down the mulch. The answer was that we have Bermuda grass and carpet grass which can't be killed. FLP sprays from September through May, using Round-Up which is what every nursery uses. In the warm months, the chemical is far more diluted than what they use now. December, January, February and March, they use full strength. Grass dies if watered too much and the weeds take over.

**SCHEDULE NEXT MEETING** – Board meeting Thursday, December 19, 2019 at 6:30 PM.

**ADJOURNMENT** – There being no further business to discuss, Andrea Russell **motioned**, seconded by Mary Buckley, to adjourn the meeting. **The motion passed unanimously**, and the meeting was adjourned at 7:51 PM by President Gene Rado.

Respectfully submitted,

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