

GOLF VILLAS LANDSCAPE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JANUARY 23, 2020 – 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, Andie Russell and Debbie Tyo. A quorum was established. 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 – Andie Russell **motioned**, seconded by Mary Buckley, to approve the Board of Directors Minutes of the December 19, 2019 board meeting as written. **The motion passed unanimously.**

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

Assets for the month of November \$ 72,777

Assets		Liabilities		Equity	
Checking – Sable Palm Bank	\$ 80,568	Accounts Payable	\$ 0	Previous Year	\$ 49,717
Assessments Due	7,718	Prepaid Assessments	23,612	Current Year	9,729
Bad Debt Allowance	(6,515)				
Prepaid Insurance	1,287				
Prepaid Expenses	-				
	\$ 83,057		\$ 23,612		\$ 59,446

Total Expenses for Month of December \$ 26,929

Gene Rado **motioned**, seconded by Debbie Tyo, to approve the financial report for December 2019 as presented. **The motion passed unanimously.** Gene thanked Bill for the work he did all year.

PRESIDENT'S REPORT – Gene Rado was going to talk about the size of the Board and asked the members if they would like to join the Board. He spoke about the first notice mailing going out this week.

OFFICER'S REPORTS

1. Treasurer – Bill Beall – the homeowner of 6104 Aviary Court took up approximately 40 feet of grass himself. The Association is not responsible for it if it dies.
2. Vice President – Andrea Russell – None
3. Secretary – Donna McGregor – TMA ARC committee sent a letter to 6631 Tailfeather Way after they did the inspection. Donna McGregor followed up with the homeowner on three occasions and nothing has improved. GVLA cannot fine them but the ARC committee can. They will respond to the homeowner. The Association did their part by notifying ARC. Donna will find out when the 30 days are up. We get numerous request about the high water bills. Florida Lawn Pros checks

irrigation all the time. They say it is not irrigation. There are issues with Manatee County who incorrectly reads the meter. New meters are needed. If this continues to be an issue and the homeowner is not getting anywhere with Manatee County, it is suggested that the president talk to Vanessa Baugh or Darby Connor in the CDD.

COMMITTEE REPORTS

Web Site – Paul McGregor – we are looking for a web site master which is advertised on the front page of the web site. There have been 27,000 hits on the web site since it was formed. There is training provided by PCM. The web site is very user friendly. The person does not have to be very technical or a programmer. You can use your phone to take photos and work in a document system. He will ask Kristen Raniere if we can put the notice in the mailing tomorrow.

OLD BUSINESS

1. Payment Plan Update – Bill Beall discussed the aged owner balances as of December 31, 2019. There were 9 people who are getting a friendly reminder, 7 getting past due notices, 3 to remove from the list, and, and 3 existing liens. There was one who made 1 contract payment. Gene Rado **motioned**, seconded by Mary Buckley, to put a new lien on lot 44-1. **The motion passed unanimously**. Bill commented that once the joinder is signed, the property cannot be gotten out of the Association.

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

	Sale Letter	Agent	Welcome Letter
○ 6327 Wingspan Way	X	X	Sold – met homeowner with information about GVLA
○ 6288 Wingspan Way	X	X	No change
○ 7347 Birds Eye Terrace	X	X	No change
○ 6167 Aviary Court	X	N/A	No change
○ 6614 Tailfeather	X	X	Crystal Usher – 1/2/20
○ 6618 Tailfeather (out)	N/A	X	No change
○ 7534 Birds Eye Terrace	X	X	No change
○ 6415 Wingspan Way	X	X	No change
○ 7320 Birds Eye Terrace	X	X	No change
○ 6440 Wingspan Way	N/A	X	No change, closing 2/28/20
○ 7627 Birds Eye Terrace	X	X	No change
○ 6575 Tailfeather Way	X	N/A	Closing 2/14/20

Summary: 6 No change; 0 Sale Pending; 0 New; 4 Welcome Letters; 1 Undecided; 1 Contract

NEW BUSINESS – None

BOARD MEMBER COMMENTS –

1. Bill Beall – Was disappointed to see that 13% of the homeowners did not get their mulch until January.
2. Mary Buckley – No comment
3. Donna McGregor – No comment
4. Dan Powers – No comment
5. Andie Russell – No comment
6. Debbie Tyo – It was exciting to see all the members here tonight.

OWNERS CONCERNS OR COMMENTS (limited to 3 minutes each) – questions were asked and answered about the mulch, sensors on the rain gauges, and the mailbox posts.

SCHEDULE NEXT MEETING – Continuation of Special Member Meeting and Board meeting Wednesday, February 19, 2020 at 6:30 PM.

ADJOURNMENT – There being no further business to discuss, Mary Buckley **motioned**, seconded by Andie Russell, to adjourn the meeting. **The motion passed unanimously**, and the meeting was adjourned at 8:01 PM by President Gene Rado.

Respectfully submitted,

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