

**GOLF VILLAS LANDSCAPE ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**WEDNESDAY, FEBRUARY 19, 2020 – 6:30 PM**  
**TARA PRESERVE COMMUNITY CENTER**

**CALL TO ORDER/CERTIFYING A QUORUM** – The meeting was called to order at 6:36 PM by President, Gene Rado. Other Board members attending were Bill Beall, Mary Buckley, Donna McGregor, Dan Powers, Andie Russell and Debbie Tyo was absent with notice. 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** – Bill Beall **motioned**, seconded by Mary Buckley, to approve the Board of Directors Minutes of the January 23, 2020 Board meeting as written. **The motion passed unanimously.**

**TREASURER’S REPORT** – Bill Beall’s reviewed the January 2020 financials. See below.

**Assets for the month of December      \$ 83,057**

<b>Assets</b>		<b>Liabilities</b>		<b>Equity</b>	
Checking – Sable Palm Bank	\$ 88,263	Accounts Payable	\$ 365	Previous Year	\$ 59,446
Assessments Due	7,847	Prepaid Assessments	24,718	Current Year	6.026
Bad Debt Allowance	(6,681)				
Prepaid Insurance	1,126				
Prepaid Expenses	-				
	\$ 90,554		\$ 25,083		\$ 65,472

**Total Expenses for Month of January    \$    30,544**

Donna McGregor **motioned**, seconded by Andie Russell, to approve the financial report for January 2020 as presented. **The motion passed unanimously.**

**PRESIDENT’S REPORT** – Gene Rado was a little disappointed that we could not get the motion for the landscaping resolution to pass. We may revisit this at another time, but it is expensive due to the mailings. This will not be done within the next 2-3 months, if at all. Next month is our annual meeting and electing members to the Board. There are 4 people whose term has expired. They are Mary Buckley, Bill Beall, Dan Powers and Gene Rado. We voted last month to reduce the Board to five people. So, there will be 2 positions open. If you are interested in applying to the Board, please get it done today. The annual meeting is next month on Thursday, March 26, 2020 at 6:30 PM.

**OFFICER’S REPORTS**

1. Treasurer – Bill Beall – no report
2. Vice President – Andrea Russell – no report
3. Secretary – Donna McGregor – see below

## COMMITTEE REPORTS

Web Site – Paul McGregor is looking for someone to replace him as web master. PCM predominantly takes care of it but we need to get ideas. There were 30,000 hits since development. The update on the web site home page has links set up to put in a service requirement, ARC forms, etc. We are trying to keep it fresh with new ideas. The Board has things that need to be put on. Monthly accounting goes on and there is a calendar as well.

## OLD BUSINESS

1. Payment Plan Update – Bill Beall discussed the aged owner balances as of January 31, 2020. There were 19 people who are getting a friendly reminder, (9 are \$135 payment); 4 getting past due notices; 1 who made no payment this month; one who paid in full who had an intent to lien last month; 2 liens; one who made 1 contract payment; and one who made payment with their bank and it has been resolved. We will not bother them again. One member owes the association for irrigation repairs in the amount of \$59.45. Judie will send an invoice to him to pay the association asap.

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

	Sale Letter	Agent	Welcome Letter
○ 6288 Wingspan Way	X	X	No change
○ 7347 Birds Eye Terrace	X	X	No change
○ 6167 Aviary Court	X	N/A	No change
○ 6618 Tailfeather (out)	N/A	X	No change
○ 6440 Wingspan Way	N/A	X	Closing cancelled
○ 7627 Birds Eye Terrace	X	X	No change
○ 6575 Tailfeather Way	X	N/A	Closing 2/14/20

Summary: 5 No change; 1 closing cancelled, and 1 closing on 2/14/10.

## NEW BUSINESS –

1. 7616 Teal Trace – Replacement of Bushes Around the Pool – This is a replacement issue of Indian Hawthorn, 30 plants past their lifetime limit and died. FLP suggested a different plant that will last longer and be pest resistant, probably a type of Viburnum at a cost of approximately \$1,000. Donna McGregor **motioned**, seconded by Andie Russell that we replace the 30 plants at a cost not to exceed \$1,000. Discussion: A poll was taken of the Board;

- Mary Buckley - we should not pay for this as they are on the back and sides as original.
- Bill Beall – it is a good price in line with what we did in the past.
- Dan Powers – no comments
- Gene Rado – we should do this. For the minutes – keep the motion as is. Mary Buckley will provide her original homeowner documentation to the Board. Mary's interpretation does not include back or side yard landscape as 'original'. A legal decision may be required.
- The motion is tabled until we can get more information and vote on it next month.

2. 7618 Birds Eye Terrace – Two years ago the front lawn on the west side had a disease in the lawn. FLP wanted to remove it and replace with St. Augustine sod for \$550. The owner said not to try. Gene Rado **motioned**, seconded by Mary Buckley, that we concur now to have FLP do it and ratify at the next month's Board meeting. When the vote was called, there were 5 yes: Gene Rado,

Andie Russell,, Bill Beall, Mary Buckley, and Donna McGregor; and 1 no: Dan Powers. **The motion passed and will be ratified at the March Board Organizational Meeting.**

**BOARD MEMBER COMMENTS –**

1. Bill Beall – Told the audience about the business cards with information on the website.
2. Mary Buckley – No comment
3. Donna McGregor – The HOA has an email consent form which was put on the members' chairs in the audience. Until the members respond to this, we cannot send association business via email. It would save a lot of money for the Association; this will be included in the second notice of the Annual meeting. FLP is doing irrigation testing. They built an exception report in a form submitted to the Board with the addresses that they tested. If the power is off, they cannot test to ensure everything is working properly. They also test the moisture in your lawn. If you do not water the grass dies, weeds move in. When Donna gets the report, she will email you and FLP goes there to see that the power may have been turned off. Donna told the members to look at their clock to make sure the power is on. The whole thing takes 2 minutes.
4. Dan Powers – No comment
5. Andie Russell – No comment
6. Debbie Tyo – Absent with notice.

**OWNERS CONCERNS OR COMMENTS** (limited to 3 minutes each) – questions were asked and answered about the landscape restrictions for Tara. The Association is responsible for all sod, shrubs and other landscaping by the declarant and original owners. When the ARC does their inspections, they do not get out of their cars. One of the owners has a dying oak tree overhanging into her pool, She should put in a service request on the GVLA web site and then FLP will come and look at it. If the tree is dead, they will remove it.

**SCHEDULE NEXT MEETING** – The next meeting will be the Annual Member Meeting and Board Organizational Meeting on Thursday, March 26, 2020 at 6:30 PM.

**ADJOURNMENT** – There being no further business to discuss, Andie Russell **motioned**, seconded by Mary Buckley, to adjourn the meeting. **The motion passed unanimously**, and the meeting was adjourned at 7:30 PM by President Gene Rado.

Respectfully submitted,

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