

THE GOLF VILLAS LANDSCAPE ASSOCIATION, INC.

Meeting of the Board

December 11, 2025 at 6:30 PM

Virtual Meeting by Zoom

Minutes

1 **CALL TO ORDER**

2 The meeting was called to order by Gene Rado at 6:34 p.m.

3

4 **DETERMINATION OF A QUORUM**

5 Present were Gene Rado, Kathy Zuege, Larry McGoldrick, Debbie Tyo and Allie Klein. Also present was Shane
6 representing PCM and Epi Carvajal representing Pine Lake

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8 **PROPER MEETING NOTICE**

9 Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

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11 **APPROVAL OF MINUTES**

12 A **motion** was made by Kathy and seconded by Allie to approve the minutes of the October 23, 2025 Board
13 Meeting. *Motion passed unanimously.*

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15 **APPROVAL OF FINANCIALS**

16 A **motion** was made by Gene and seconded by Allie to approve the October financials. *Motion passed*
17 *unanimously.*

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19 **PRESIDENT'S REPORT:**

20 None:

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22 **OFFICER'S REPORTS**

23 • Treasurer: Kathy gave a report on the October 2025 Financial. Discussion was had by the Board.

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25 • Secretary: None

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27 • Vice President: None

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29 **COMMITTEE REPORTS**

30 Web Site – Gene Rado: Website is up to date.

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32 **PINE LAKE**

33 Epi Carvajal – We have started seeding where necessary, We will be fertilizing soon. Epi also talked about a
34 specific service request from a home on Birds Eye Terrace wherein they had a higher than normal water bill. Epi
35 spoke with the owner and explained the situation. The owner appears to have understood what was happening.

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37 **OLD BUSINESS**

38 None

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40 **NEW BUSINESS**

41 Approve Mulch Proposal - \$41,681.25: **Motion** to ratify the approval of the mulch proposal provided by Pine
42 Lake was made by Allie and seconded by Debbie. *Motion passed unanimously*

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44 6043 Wingspan Way – Remove dead bushes and trees - \$1,641: Gene went over the proposal from Pine Lake.

45 Discussion was had by the Board. **Motion** by Gene to approve the quote from Pine Lake provided that the owner
46 doesn't touch any of this going forward, and if she does, it becomes her responsibility, and the owner cannot

47 make their own adjustments to the irrigation clock while these plants are taking root. Motion seconded by Debbie.

48 *Motion passed unanimously.* Pine Lake will adjust the irrigation to these areas as necessary.

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

51

52 **BOARD MEMBER COMMENTS**

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- Larry McGoldrick: None

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- Kathy Zuege: We had a palm tree trimmed on our property. It was a triple palm and the cost was around \$70. We have been happy with the results and this company might be worth looking into for some of our palm tree trimming needs.

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- Allie Klein: Reminder that the Terra Master ARC will start their bi-annual inspections at the beginning of January.

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- Debbie Tyo: I have been very happy with the performance of Pine Lake in our community.

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OTHER MATTERS TO COME BEFORE THE BOARD

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SCHEDULE NEXT MEETING

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January 22nd, 2026

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ADJOURNMENT

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A **motion** was made and seconded to adjourn the meeting. *Motion passed unanimously.* Meeting Adjourned at 7:20 p.m.

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Respectfully submitted,

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Shane Raniere