



GOLF VIEW VILLAS II

MEETING MINUTES

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| DATE | March 13, 2024 | TIME | 4:00 pm | PRESIDENT | Paul Cretella |
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| ATTENDING BOARD MEMBERS | | | |
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| Jane Boone, Treasurer | Deborah Vazquez, Secretary | Ed Roby, Director | Tony Dolan, Director, appointed today |
| Also Present: Sue Marino, LCAM | | | |

| TIME | ITEM |
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| 4:05 | <p>Welcome. There was a quorum established, 13 members were present (Sue Marino to update). Paul Cretella apologized for not getting notice out properly to homeowners and now understands that he has to give 30-days-notice with an agenda to Sue Marino to send out formal notice to all homeowners.</p> <p>Annual meeting has been rescheduled on Wednesday, April 17, 2024 at 4:00 p.m.</p> |
| 4:10 | Tony Dolan volunteered to join the Board of Directors, voted in and approved. |
| 4:12 | <p>Ed Roby announced that he will be dropping out of the Board after many years of service. The Board asked Peter Daraio to look into finding someone from Rustlewood Court to join the board and he said he would help to encourage someone from his area to do so.</p> <p>Ed asked that the pothole near our private pool be filled in as it is a hazard. We need to communicate this matter to whomever is responsible.</p> |
| 4:15 | <p>Old Business: Discussed tree maintenance of 26 original trees. 24 of those need to be maintained Branches that hang over rooves and might cause damage to units as well as unhealthy parts of these trees will be removed. This is to be done during the last two weeks of March...waiting to be notified of schedule from Danny's Tree Service. \$8.98 per month per property owner from the 2024 Budget is being allocated to this matter. This will be on a 3-5 year schedule as needed.</p> <p>If Hurricanes cause tree limbs to fall on a roof and causes damage, it is the responsibility of each unit owner to repair their own roof with their personal homeowner's insurance.</p> <p>If there is any pushback from unit owners in regard to tree maintenance, which would cause possible future damage to any property, the Sheriff's Department would then get involved.</p> <p>Gary Sovik asked about trees to the left of his unit which belong to GVVIII. He is concerned about their trees hanging over his roof and did try to address the problem with his neighbors, however, we should try</p> |

| TIME | ITEM |
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| | to get him more information from GVVIII to help get those trees that belong to the community of GVVIII to remove the potential hazard those overhanging branches could cause. |
| 4:20 | Old Business: Discussed mailbox kiosk which after researching, was not a financially viable solution as it would cost approximately \$10,000 for the materials and installation as well as having to be approved by master HOA, ARC and GVV III. Discussed the two options that we are approved to use if mailboxes need to be replaced. |
| 4:25 | Old Business: Discussed Roof Cleaning. Letters were sent out to a few of the 29 total unit owners' whose rooves were not up to community standards, requesting that they schedule their roof to be cleaned. |
| 4:35 | Old Business: Painting of Villas – The units were last painted in 2016. It was decided to defer painting until 2026 at our December 2023 meeting. Three painting options were discussed and it was decided to go on a 10-year plan which uses a higher quality paint and change to a similar color as Golf View Villas I. We will get a group rate combined with Golf View Villas III, so hopefully, the painting fund will be sufficiently funded, however, if necessary, there may be a small assessment per property owner and this will happen the first quarter of 2026. We asked if the condition of everyone's exterior paint was acceptable at this point and there was no comments from anyone at the meeting, but we will continue to monitor this matter annually and hope to keep this current schedule. |
| 4:40 | Discussed Budget Increase to start adding funds to the Deferred Maintenance and Paving accounts as well as funding the Operating account for funds used for past expenses, i.e. \$400 per unit (\$11,600.00) for pool repair that was taken from reserves by past HOA management, rather than collecting an assessment, they borrowed from the Operating Income and then transferred the borrowed money from the reserves, depleting the reserve fund to a dangerously low level. |
| 4:45 | <p>Discussed with Stuart Kushner any reports from the Activities Committee. Stuart reminded us that there is to be a community yard sale March 22nd and 23rd. If you need more information, please call Gilda Cannon 727-584-0777, who is working with Cookie on this event.</p> <p>Linda Otway asked for a recommendation on roof repair company and Paul recommended Arry's Roofing Services, Inc., (727) 938-9565.</p> <p>Ed Roby also discussed a new rubberized roofing membrane that is being used which makes the tiles less probable to break underfoot, should someone need to get up on the roof for cleaning and repair purposes.</p> |
| 4:55 | <p>Bob Doyle brought up the idea of decreasing the garbage pickup to once a week. Most property owners that live here year-round did not want to do this.</p> <p>Thanked Bob Doyle for his help on communications.</p> |
| 4:58 | Sidewalk cleaning will not happen until further notice. |
| 5:00 | Meeting adjourned. |