

Golf Villas I Association, Inc.

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Meeting of the Board of Directors September 21, 2024

The Board of Directors met in the Conference Room of Bay Point Community Center and by Zoom videoconference at 12:00 p.m. Those Board members present in person were Marcy Schneider, presiding, Kim Blocker, Dean Rook, Jeff Ferrell and Justin Coles. Also present was Martha Middleton, recording secretary. Several owners were also present in person and by Zoom.

1. It was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to accept the minutes from the July 29, 2024 meeting as presented.
2. President's Report. Mrs. Schneider updated the Board on several items including roof repairs to 420 and 423, and landscaping and irrigation repair progress with the new company.
3. Financial Report. Martha Middleton presented the September statements to date and answered questions from the Board. She reported that the owner of Turf Pro had contacted her regarding the final payment of the contract. Mrs. Schneider will contact the owner for answers to several questions posed by the Board with respect to the service provided in January and February, 2024 before submitting the final payment.
4. Old Business
 - a. Landscaping. Palm trimming has been completed. Bushes still need trimming as well as replacing/repairing the irrigation chemical pump. The Board agreed that replacing or repairing the pump was the first priority. Mrs. Schneider appointed Dean Rook, Justin Coles and Jeff Ferrell to act as a Landscaping Committee. They will be the point of contact with LawnMasters and will put together a list of action items and report back to the Board.
 - b. More wasp nests have been reported at building 2. The dormant season is approaching but Martha Middleton also will report it to Davis Exterminators. Additionally wasps have been reported in the meter box areas and the bushes near the ditch that will need to be treated.
 - c. Rule Violations. It was reported that the awning at unit 431 had been removed. The deck at unit 414 had been removed but not rebuilt yet. Unit 428 has removed the conduit on the exterior.
 - d. Roof Cleaning. Mrs. Schneider has 2 bids to soft wash the roofs varying from \$11,000 to \$14,000. Mrs. Blocker volunteered to get another bid, but the Board agreed that cleaning the fences was a higher priority than cleaning the roofs.

5. New Business

- a. Golf Cart Parking. Mrs. Blocker suggested that the small area in front of building 2 that is not large enough for a car be used as golf cart parking. It was moved by Kim Blocker and seconded by Jeff Ferrell to create two golf cart spaces beside the light pole in front of building 2 designated for golf cart parking only. During the discussion, it was pointed out that the cart pad that was created behind building 2 was now difficult to access because of a new irrigation control box. Mr. Rook will add this to his landscaping action list to see if it can be modified to protect it from carts driving over it in order to maximize golf cart parking. The Board also agreed that owners would be notified of this restricted golf cart parking.

With no further discussion, the motion carried with Mrs. Blocker, Mr. Ferrell, Mr. Coles and Mr. Rook voting in favor, and Mrs. Schneider voting against.

- b. Window Replacement. Mrs. Schneider reported that she has received the estimate from Area Glass to complete the replacement of all the original wood framed windows in the amount of \$185,662.00. Mrs. Blocker volunteered to get another bid. Owners also will be contacted to report any other windows that need to be replaced or add any windows/doors they are responsible for to be added to the order.
- c. Rule Violations. The Board discussed unit 421 porch window coverings and whether it violated any rules. Mrs. Middleton will research and report back to the board.
- d. Maintenance Issues.
- (i) Unit 410 has submitted bills to the association for payment for 2 issues involving mold on the ceiling of the master bathroom and a plumbing leak. The Board has been advised by Zeb Taft that these are owner-responsible repairs.
 - (ii) Unit 426 is requesting the Board pay to complete the interior finish work after the recent window installation. This is an owner-responsibility cost. Mrs. Schneider will contact the owner and explain.
 - (iii) Unit 405 is experiencing a leak onto the enclosed porch which is typically the owner's responsibility to repair. However, the origin of the leak needs to be determined before a definite answer can be given.

With no further business to come before the Board, it was moved by Jeff Ferrell, seconded by Dean Rook and carried unanimously to adjourn the meeting at 2:30 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary