

Condominium Association of Golf Villas II, Inc
Board of Directors Meeting Minutes via Hybrid & Zoom
February 21th 2023 3:30 PM

Call to order: Sam Hall Vice president called the meeting to order at 3:32 PM

Roll Call: Members present: President Cheryl Dempsey, VP & Treasurer Sam Hall, and Director Matthew Brennan,

Advantage Property Management, LLC present: Barb Shea Owner of APM & Cody Moon Property manager.

Proof of Notice: Cody Moon verified that the notice was posted on the community bulletin board & via email on 02 -17-23

Approve Previous Minutes: Sam Hall motioned to approve the previous meeting minutes from 01-17-23 it was seconded by Matthew Brannon – approved unanimously.

Treasure report: Sam Hall motioned to approve the December 2022 Treasures report. It was seconded by Matthew Brannon – approved unanimously.

New Business:

- Sam Hall made a motion to appoint Marvin Colson & Brenda Salas to the BOD for the GVII. It was seconded by Matthew Brannon – approved unanimously.
- We had a discussing regarding our Attorney and if we should hire someone else that would return phone call in a reasonable time frame. APM called him and left a message at his office to get in touch with us if he wanted to continue working with us.
- Sam Hall made a motion to appoint Larry Lammers from Purpose Built Engineering for overseeing the replacements of our roofs for the GVII. It was seconded by Matthew Brannon – approved unanimously.
- Discussion on Attic access. We are doing each building with one access to the roof for the wind mitigation inspections. After we have the inspection on all the buildings we will give the owners access to the report so they can use it for their own policy.
- Discussion on holding a tutorial for the cameras with a senior staff from APM included in the Class. We are arranging a time for AVS to schedule it for March 23.
- Discussion on the entire floodlight being replaced with LED lights. Cody is getting us bids for both to either replace with the same lights or all with the LED lights.
- Discussion on the status of the annual Financial Audit. Barb Shea the owner of APM told us it would be in March 2023.
- Discussion on the remaining drywall reimbursement on the Mold remediation from our outgoing Insurance. Cody Moon will check on it and report back to us.
- Our next meeting is the annual Meeting & election of Directors on 03-08-23 at 5:30 PM at the Island Club.

Owner Comments- we had 3 owners present and answered all their questions.

Adjournment:

Sam Hall motioned to adjourn the meeting at 4:25 pm it was second by Matthew Brennan - approved unanimously.

Submitted by Sam Hall V.P and Treasurer for the GVII 02-07-23