

Condominium Association of Golf Villas II, Inc
Board of Directors Meeting Minutes via Hybrid & Zoom

March 15, 2022 3:30 PM

Call to order: Cheryl Dempsey called the meeting to order at 3:42 p.m.

Roll Call: Members present: President Cheryl Dempsey, VP & Treasurer Sam Hall, Secretary Abbi Lee Rogers, Director Brenda Salas and Director Matthew Brennan.

Advantage Property Management, LLC present: Barbara Shea, Lisa Kusen, via Zoom and Francesca Lucania in person

Proof of Notice: Cheryl Dempsey verified that the notice was posted on the community bulletin board and via email

Approve Previous Minutes: Sam Hall motioned to approve the previous meeting minutes of January 18, 2022 and February 25, 2022, seconded by Matthew Brennan – approved unanimously.

Treasure report: Sam Hall motioned to approve the 12/01/2021 and 01/01/2022 financial report. Matthew Brennan seconds the motion – approved unanimously. Sam Hall and Cheryl Dempsey are awaiting the Treasurer Report from Advantage for February 2022 and the current Owner Arrears Report for the GVII.

New Business:

Valet Living is the current vendor contracted to remove the trash from the garbage bins outside the condominium units. **Valet Living** was represented by two customer service representatives via Zoom. Primary concerns were addressed concerning services: proper disposal of waste by Owners and guests; lack of pickup service and/or change of day; billing; and coordination for bulk pickup by Waste Pro. Questions by an attending owner were asked and answered during the presentation. Sam Hall voiced her concern about the impact of missing a single day of trash pickup let alone multiple. A credit for 5 days of service will be applied to the upcoming bill. It was brought to the attention of Valet Living that trash containers were not emptied completely. Alison Croley acknowledged the cost of the contractor bags and agreed to help out with finding a wholesale price for bags as a resolution to trash being left in the trash containers.

PHL LAND CARE, INC. was represented by John Fagarass at the meeting for a presentation regarding services rendered by the company. Services rendered by contract for the Association include: lawn care, fertilization, pest control, and irrigation (sprinkler system) for the property. Indoor service for pest control is included if necessary to protect the health and welfare of the community and neighboring units. The owner John Fagarass presented his scope of work to the Board and explained his procedures for Pest services.

ADVANTAGE PROPERTY MANAGEMENT, LLC, the Association's property management company, was represented via Zoom by Barbara Shea and Lisa Kusen; and in person by Francesca Lucania. Advantage has

additional staff to provide personnel to meet our needs when designated GVII employees are absent due to vacation or illness. Sam Hall questioned Barbara Shea about the late financials and was guaranteed they would be provided in a timely manner going forward.

Owner Comments- one owner voiced her concern about the front of her unit being cleaned. It was put on the schedule to be done the next day. She also voiced her concern about the garbage pickup being skipped her concerns were previously addressed by Valet living.

Adjournment: Abbi Rogers motioned to adjourn the meeting at 4:33pm, Sam Hall second the motion- approved unanimously

Respectfully submitted by Abbi Lee Rogers