

Condominium Association of Golf Villas II, Inc
Board of Directors Meeting Minutes via Hybrid & Zoom
August 21st 2023 4:00 PM

Call to order: Sam Hall Vice President called the meeting to order at 4:01 PM

Roll Call: Members present: President Sam Hall- Treasurer Marvin Colson and Secretary Matthew Brennan.

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

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

Approve Previous Minutes: Sam Hall motioned to approve the previous meeting minutes from July 31st 2023 -it was seconded Matthew Brennan – approved unanimously.

Treasure report: Sam Hall motioned to approve the June 2023 Treasures report -it was seconded by Marvin Colson – approved unanimously.

Manager's report: Cody Moon gave us a manager's report for the month of August 2023

New Business:

- Discussion for new gutters was tabled until the Board confirms the roof tile on property and same roof tile is staged on the roofs.
- The Board discussed the maintenance roof cleaning for the buildings P & N: these buildings already had roofs replaced prior to the current roof project for the other buildings. The Board requested that the Property Manager seek out bids for the cleaning.
- Discussion and Motion for the Oak tree trimming and clean-up with PCF Enterprises, LLC not to exceed \$1,150.00. It was seconded by Matthew Brennan -approved unanimously.
- We appointed three new Directors to the Board and welcomed them to the GVII Board of Directors. The appointed Directors are Carlos F. Carrasquero, Kimberly Turner and Mike Adler. There was a motion to appoint the Directors by Sam Hall; the motion was seconded by Matthew Brennan -approved unanimously.
- We appointed Matthew Brennan as Vice President- it was second by Marvin Colson-approved unanimously.
- Discussion of AirBnB parking decals: the Board determined that these decals were completed for the weekend coverage. .
- We have three additional temporary hours for Oliver Wickline to collect the trash on Sunday evening on a trial basis.
- Discussion on the new illegal parking enforcement 'booting' procedure: the Board determined that it would be helpful to have the booting company, City Booting, come to our next monthly meeting to update us.
- Discussion on Roof Project updates. We decided to consult with our attorney regarding a notice letter to be issued to the owner of Leak Busters, the roof contractor. The letter will give notice to the company and emphasize the urgency of the roofing project completion deadline as the completed project is necessary for the Board to procure the Golf Villa 2 insurance policy for 2023-2024.

Owner Comments- The Board opened comments to the 2 owners present and answered owner questions.

Adjournment:

Sam Hall motioned to adjourn the meeting at 5:27 4:56 pm it was seconded by Matthew Brennan - approved unanimously.

Submitted by Matthew Brennan – Secretary for the GVII 09-25-2023