**Condominium Association of Golf Villas II, Inc**

**Board of Directors Meeting Minutes via Hybrid & Zoom**

**July 31th 2023 4:00 PM**

**Call to order: Sam Hall Vice president called the meeting to order at 4:02 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 June 22 2023 -it was seconded Matthew Brennan – approved unanimously.**

**Treasurer’s report: The report was not yet available from APM.**

**Manager’s report: Cody Moon gave us a manager’s report for the month.**

**New Business:**

* **We welcome Oliver Wicklinas as our new Maintenance Person to the GVII. He will work from 8:00 until 4:30 taking 30 minutes for lunch.**
* **We discussed that Oliver will clean 2 buildings stairways per week and will power wash one building on the outside per week**
* **We discussed how to increase the owner asking Oliver to do the minor repairs to their units for a hourly fee.**
* **Sam Hall signed the Booting Contract on behalf of the H.O.A. as agreed. The contract with City Booting replaces our towing services & engages the vendor in the booting of unauthorized vehicles on GVII property with the agreement starting on 8-01-23.**
* **We have to replace our aged AC unit and we have two bids - one from GI Air and one from Speedy Air. We are comparing service and product warranties with property manager Cody Moon reporting back to the board.**
* **We made a motion to approve Pools USA for one year contract for $750.00 per Month- it was seconded Matthew Brennan – approved unanimously.**
* **We made a motion to approve three additional Temporary hours for Oliver Wickline to collect the trash on Sunday evening -it was seconded Matthew Brennan – approved unanimously.**
* **Our next meeting is the 21st of August at 4:00 PM.**

**Owner Comments- we had 1 owner present and answered all his questions**

**Adjournment:**

**Sam Hall motioned to adjourn the meeting at 4:56 pm it was second by Marvin Colson - approved unanimously.**

**Submitted by Matthew Brennan – Secretary for the GVII 06-30-2023**