

**Condominium Association of Golf Villas II, Inc**  
**Board of Directors Meeting Minutes via Hybrid & Zoom**  
**December 18, 2023 3:00 PM**

**Call to order:** Sam Hall President called the meeting to order at 3:08 PM

**Roll Call:** Members present: President Sam Hall- Treasurer Marvin Colson, Secretary Matthew Brennan, Carlos Carrasquero, Mike Adler Director and Kim Turner director was 30 late due to scheduling conflict.

**Advantage Property Management, LLC present:** Cody Moon our property manager

**Proof of Notice:** Cody Moon verified that the notice was posted on the Community Bulletin Board & via email

**New Business:**

- Sam Hall made a motion to retroactively approve the upgrades that we made to our 2007 Golf Cart for \$2,200.00 and a trade in for our other golf car that was not repairable - It was seconded by Matthew Brennan - approved unanimously.
- Sam Hall made a motion to approve the Auditor Gerald Jackson Jr. to do our 2023 Audit- It was seconded by Marvin Colson- approved unanimously.
- Sam Hall made a motion to give our Attorney Robert Rydzewsky the approval to place a lien on the property #069 immediately as a result of delinquent payment of fees including but limited to the roof assessment - It was seconded by Marvin Colson- approved unanimously.
- Sam Hall made a motion to approve our annual Palm tree trimming and the removal of five diseased palm trees not to exceed \$7,200.00 - It was seconded by Marvin Colson- approved unanimously.
- Sam Hall asked Cody Moon to ask Bartlett Brothers Company to give us a better proposal on the upgrades for our security Camera. We need something in writing that is easily understood - We decided to table this for the next meeting so we can get a more explicit proposal with detailed line items and/or warranties identified.
- Sam Hall made a motion (after a lengthy discussion) to accept Venture Out as the contractor to be replacing our gutters. It is subject to our attorney's approval of the contract. It was seconded by Matthew Brennan -approved unanimously?
- Sam Hall made a motion to accept the Insurance Assessment / Payments for 2024. The total amount for the year is \$303,000.00. We decided to make quarterly payments of \$558.00 to pay for this Insurance Assessment. The first quarterly payment is due by January 1<sup>st</sup> late by the 16<sup>th</sup> - It was seconded by Marvin Colson- approved unanimously.
- Sam Hall made a motion to approve the increase in the pool security and at the same time we are reducing the hours from 4 hours to 3 hours starting on Jan. 1, 2024 for 3 days a week - It was seconded by Marvin Colson- approved unanimously.
- Discussion –Concierge Service /Garbage Collection. We talked about removing the concierge service and to have the owners take it to the dumpster. We also are checking in to getting one more Dumpster. We tabled this for the next meeting so we can get more options and owner feedback.

Next meeting will be on January 22, 2024 at 4:30 PM

**Owner Comments-** We had owners present and answered all questions.

**Adjournment:**

Sam Hall motioned to adjourn the meeting at 4:53 pm it was second by Matthew Brennan - approved unanimously.

Submitted by Matthew Brennan – Secretary for the GVII 01-22-24