

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
MARCH 31, 2018
REGULAR SESSION MINUTES**

Upon notice duly given, a regular meeting of the Board of Directors of Villas de Las Flores Homeowners Association was held on Saturday, March 31, 2018 at 9:00 a.m. at the Clubhouse. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT

Charles Drayman, Bette Alston, Joan Redwine, John Toogood, Barbara Cioffi and Gail Beal

ABSENT

Scott Gaudineer

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager representing Personalized Property Management.

CALL TO ORDER

Vice President – Joan Redwine called the meeting to order at 9:00 a.m.

ADDITIONS:

PPM Storage Letter and Parking Lot 16 Ramp Request

HOMEOWNER FORUM

None

PRESIDENT REPORT

None

APPROVAL OF MINUTES

The Board reviewed the February 24, 2018 minutes. *Motion to approve the February 24, 2018 minutes with corrections made by Mr. Toogood, seconded by Mrs. Alston, motion carried.*

FINANCIAL STATEMENTS

Mrs. Alston, Treasurer, gave her report to the Board for February 2018. *Motion to accept for filing the February 2018 financial as presented made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

Morgan Stanley – *Motion to approve rolling over the April 2018 CD in the amount of \$60,000.00 for two years maturing in April 2020 made by Mr. Toogood, seconded by Mrs. Alston, motion carried.*

Draft 2018-2019 Budget Version #3 – Mrs. Alston gave a synopsis of the draft budget. *Motion to approve the budget as presented made by Mr. Toogood, seconded by Mrs. Beal, motion carried.*

COMMITTEE REPORTS

Architectural and Maintenance Committee

New Signs – Mrs. Cioffi did an inspection of the entire property with Terry from Sign a Rama. Proposal #49463 for \$8,439.44 in the packet for new signs, posts and painting of the posts. Mr. Toogood recommended looking into anodized posts. Tabled for more information.

Bulletin Boards – There was a recommendation to put bulletin boards in 4 locations on the property for owners to review HOA information posted there. Several types and prices were in the packet for review. Possible locations are parking lots 3, 6, 12 and 16. Tabled until the May meeting and in the interim Mr. Drayman will get a Plexiglas type holder and test that out on a dumpster area.

Ramp Parking Lot 16 – An owner has requested a ramp by 5703 from the parking lot to the common area sidewalk. The board would have to extend the sidewalk to the parking area for the ramp. Management to get bid from Mark Dees.

Landscape Committee:

Pro Landscaping – Pest Treatment - *Motion to ratify bid #1964 in the amount of \$1,475.00 made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.*

Mr. Drayman gave a report on the spreadsheet of completed and on-going landscape items. The committee is working on getting bids for the annual flowers, re-seeding and palm tree trimming.

Solar:

Solar Electric - Solar proposals have been received from HotPurpleEnergy, PLANETSolar and RENOVASolar. A comparative listing of these proposals was presented to the Board and Management for their study. The Board to do research on the legalities of paying for this project.

Solar Thermal – As a result of the increased pool temperature, the gas usage increased 47% over the same period in 2017. The solar panel system continues to save about 40% of the HOAs costs.

OLD BUSINESS

None

NEW BUSINESS

PPM Storage Letter – This was a handout to the Board in regards to storage boxes of old records that PPM is storing for the HOA and has been for years at no charge to the HOA even though the Management contract states the charge would be valid. PPM is asking the Board to consider downsizing the boxes, there currently are 19 boxes. It was recommended they keep all meeting minutes, tax returns and some contracts. The board indicated they will pay the 3.00 per box fee starting May 1, 2018 and will look at having the boxes delivered to the clubhouse in July 2018 and some designated Board members can go through the boxes. *Motion to approve the above scenario made by Mrs. Beal, seconded by Mr. Toogood, motion carried.*

CORRESPONDENCE & OTHER

2285 LP – Owner requested a citrus tree that was removed, be replaced. Mr. Drayman advised this is on hold and he has advised the owner. No action at this time.

Tim Friesen, 2305 LP – Handouts were given to the Board regarding Electric Vehicle charging stations that were provided to Management from Mr. Friesen. Mrs. Beal has contacted some of the companies listed in the handout and will continue to do some research. No action at this time.

MANAGEMENT REPORTS

Call Logs and Work Order Logs – Reviewed, no action.

NEXT MEETING

Boot Camp – On hold until new Board is in place

Regular Meeting – April 28, 2018 - 9:00 a.m. at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 10:02 a.m.

**Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager, PPM**

Barbara Coffi

4.28.18

Approved

Date