

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

April 30, 2022 - 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, April 30, 2022, at 9:00 a.m. via ZOOM Video conferencing.

A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT

President – Scott Gaudineer

Vice President – Kleev Guessford

Treasurer – Barbara Cioffi

Secretary – John Marshall

Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Sr Community Manager | Personalized Property Management

Approximately 15 homeowners

CALL TO ORDER

Mr. Gaudineer called the meeting to order at 9:02 a.m.

AGENDA ADDITIONS

None

HOMEOWNER FORUM

The following topics were discussed in the homeowner's open forum: landscaping staffing onsite and trimming of citrus trees.

PRESIDENTS REPORT

Mr. Gaudineer stated his reports are on the HOA website and emailed out to owners with emails in PPM's database.

APPROVAL OF MINUTES

The board reviewed the March 26, 2022, regular meeting minutes as presented by PPM. After discussion, *motion to approve the minutes as presented made by Mr. Guessford, seconded by Mrs. Cioffi, motion carried.*

FINANCIAL STATEMENTS

Financial Report – Ms. Cioffi summarized the financial report for March 2022.

March 2022 Financial – After review and discussion, *motion to accept the financial for filing as submitted by PPM made by Mr. Drayman, seconded by Mr. Guessford, motion carried.* (Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting by Ms. Ruegsegger).

Morgan Stanley – Nothing to review currently. Current recommendations tabled until the May meeting.

COMMITTEE REPORTS

1. Architectural – Mr. Gaudineer reported we have had requests for a new light fixture and new doors & windows.
2. Maintenance
 - Concrete Replacements – A proposal was presented from Vantage Point Construction and Pro Landscaping to replace a few pads around the property that are hazardous. *Motion to approve the proposal from Pro Landscape in the amount of \$5780.00 made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.*
 - Add Another Fixture Parking Lot 4 – A request was made to have a fixture placed on the new post shining toward parking lot 4. *Motion to approve with a not to exceed of \$350.00 made by Mr. Guessford, seconded by Mrs. Cioffi, motion carried.*
 - Clubhouse Lighting – A proposal was presented from Grayco Electric to replace and add some lighting at the Clubhouse. *Motion to approve the proposal as presented for \$711.00 made by Mr. Drayman, seconded by Mr. Guessford, motion carried.*
 - Clubhouse A/C – A proposal was presented from GM Air to replace the existing 5-ton condensing unit and evaporative coil. *Motion to approve the proposal in the amount of \$6,850.00 made by Mr. Marshall, seconded by Mr. Drayman, motion carried.*
3. Landscape Committee – Mr. Drayman gave his report on the status of the clubhouse spa, patio water, watering at 4am and Ignacio, the new foreman for our property.
 - Palm Tree Trimming - *Motion to approve the proposal in the amount of \$6,797.50 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*
 - Nut Sedge Treatment - *Motion to approve the proposal in the amount of \$1,180.00 for the first treatment made by Mr. Drayman, seconded by Mr. Marshall, I opposed, motion carried.*
4. Rules Committee – Kleev Guessford – Discuss in Executive Session.
5. Neighborhood Watch – Mr. Marshall gave a quick report but also advised his meeting minutes are in the board packet. Next meeting is May 17, 2022.
 - Signs – *Motion to approve the proposal from Sign a Rama for NW signs for the property made by Mr. Marshall, seconded by Mr. Guessford, motion carried.*
6. Workplan – Reviewed, no action.

OLD BUSINESS

Security Consultant – Mr. Gaudineer explained to all about the report from Securitas in the packet. They did a review of the property for the Board, with suggestions on better protection of the property. This will be reviewed more in depth later. In the interim there was discussion on getting vehicles stickers for the owners' cars and to have vehicle information on file with the HOA. Mr. Drayman, Mr. Marshall and Mr. Guessford will work on this with PPM.

Patrol Masters – Discussion was had on whether to retain their patrol services or not. Consensus was to keep them for another month. Review again in May.

NEW BUSINESS

Liens (0)

Insurance Renewal & EQ Policy - *Motion to approve the 2022-2023 regular insurance proposal in the amount of \$63,629.00 made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.*

EQ Policy - There needs to be more discussion amongst the owners regarding MOTUS and an HOA EQ policy. A document should be put together and posted on the website. We need a hybrid model for the entire community then one for the owners. Mrs. Cioffi and Mr. Gaudineer to work on this with both agents and PPM.

New Website & App Proposals – Tabled.

HOMEOWNER FORUM #2

Topics discussed were the website, car stickers, placards, lighting, palm lighting at the clubhouse and pool 3 landscape & bushes.

NEXT MEETING DATES

Dark May 2022

June 18, 2022, at 9:00 AM via Zoom – Annual Meeting

Dark – July & August 2022

ADJOURNMENT

With no further business, the meeting was adjourned at 10:39 a.m.

Respectfully submitted,
Shelly Ruegsegger
Personalized Property Management

John Marshall

6.18.22

John Marshall, Secretary

Date