May 31, 2025VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
May 31, 2025 - 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, May 31, 2025, at 9:00 a.m. at the Clubhouse and via Zoom Video conference. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT
President – Scott Gaudineer
Vice President – Kleev Guessford
Secretary – Barbara Cioffi
Treasurer – John Toogood
Director – Jason Kilpatrick
Director – Fred Gross
Director – Charles Drayman

OTHERS PRESENT
Shelly Ruegsegger – Senior Community Manager | Personalized Property Management

CALL TO ORDER
Board President Scott Gaudineer called the meeting to order at 9:01 a.m.

AGENDA ADDITIONS None.

VINTAGE LANDSCAPE – 9:00 am – Kyle Gritters, VP & Joe Stein, Manager

- The monthly board meeting began with introductions from Vintage Landscape's management team and discussions about their landscape maintenance practices and water management strategies. The board addressed various property maintenance concerns. Vintage Landscape to complete a water audit assessment in next 1-2 months to identify mixed irrigation stations and clock programming issues along with suggested fixes. Vintage will also provide recommendations for plant relocations and turf conversion opportunities for budget planning. There was discussion on scheduling palm tree trimming no later than the second week in June each year. There will be follow-up discussion with the team.

KEYSTONE WEALTH – 9:45 am – John Polovick

- Mr. Toogood presented an overview of JP's investment management services for the HOA reserve funds, highlighting their experience, customization capabilities, and current interest rate environment. He discussed the board's upcoming pool repairs estimated at $85,000 and potential future road and parking lot resurfacing projects in 2026. JP recommended creating a laddered investment strategy with short-term maturities to maintain liquidity while maximizing returns. The board expressed satisfaction with JP's initiative-taking approach compared to previous advisors.

HOMEOWNER FORUM #1

Discussion was had on pool access and trash collection. Patricia raised concerns about non-residents using her pool, and the board explained that implementing locks would be expensive due to ADA requirements. They suggested Patricia call security or the police if she encounters problems/trespassers. Bill inquired about trash collection rates, and Barbara revealed they are charged commercial rates due to having dumpsters. The board also received positive feedback about the new landscaping company, Vintage, with Bill noting their helpfulness. Janice mentioned improvements in water usage due to new sprinklers installed by the landscaping company.

BOARD SUMMARY REPORT

Newsletter to be sent out shortly to the homeowners at the conclusion of the meeting.

APPROVAL OF MINUTES

The Board reviewed the regular meeting minutes of April 26, 2025. After discussion, ***motion to approve the minutes of the regular meeting as presented, made by Mr. Drayman, second by Mr. Guessford, motion carried.***

COMMITTEE REPORTS

Financial – April 2025 – Mr. Toogood gave a summary of the April Financial as presented by PPM. After discussion, ***motion to approve the April 2025 financial, made by Mr. Toogood, second by Mr. Drayman, motion carried.***

Architectural – Mr. Kilpatrick stated that one application was denied for further information to do a patio extension. There was discussion about putting the approved security screen door types on the website.

Landscaping – Mr. Drayman advised the palm tree trimming will be in June and asked Ms. Ruegsegger to contact the golf course to coordinate with them.

Maintenance – The board addressed pool furniture repairs, with Mrs. Cioffi reporting on the need to re-strap and repair chairs. Ms. Ruegsegger will collaborate with her and Mr. Gross to gather the information and send it to Patio Guys. There was a proposal for tennis court windscreens, though they decided to table further action until more information was available. The board was also given a proposal to upgrade the pool light sensors at a cost of $3,850 from Grayco Electric. After discussion, ***motion to approve the proposal as presented, made by Mr. Toogood, second by Mr. Guessford, motion carried.***

OLD BUSINESS

2024 Financial Review - After discussion, ***motion to approve the 2024 Financial Review as done by Beck & Company, made by Mr. Drayman, second by Mr. Toogood, motion carried.*** Mrs. Cioffi noted that her husband won a gift certificate for a discount on this service through the PPM golf tournament held a couple months ago.

NEW BUSINESS

Liens (0) – No action currently.

HOMEWONERS FORUM #2
Discussion on architectural applications, work orders, and specific property maintenance issues including missing recycling bins.

NEXT MEETING DATES
Regular Meeting, June 28, 2025, at 9:00 am via Zoom and at the Clubhouse
Dark – July & August
September 27, 2025, at 9:00 am via Zoom and at the Clubhouse

ADJOURNMENT
With no further business, the meeting was adjourned at 10:34 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM

Barbara Cioffi

9.27.25

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Barbara Cioffi, Secretary Date