

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING February 28, 2026 - 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, February 28, 2026, at 9:00 a.m. 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
Homeowners Present - 5

CALL TO ORDER

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

AGENDA ADDITIONS

None

HOMEOWNER FORUM #1

Items discussed were Olive tree spraying, there was discussion about this practice by Vintage recently and over spray and plastic covering of the plants and signage at the entry for the Flock cameras.

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 January 31, 2026. After discussion, *motion to approve the minutes of the regular meeting as presented, made by Mr. Drayman, second by Mrs. Cioffi, motion carried.*

COMMITTEE REPORTS

Financial – January 2026 – Mr. Toogood gave a summary of the Financial as presented by PPM. After discussion, *motion to approve the financial above as presented, made by Mr. Toogood, second by Mr. Drayman, motion carried.*

Architectural – Mr. Kilpatrick stated the painting committee has been working with Alison to get paint samples for the front doors. The color they are considering for the units is called “Snowbound” and “Andrion” for the trim. They will work on finalizing approving a vendor to paint the clubhouse as an example. Scott requested Shelly to send Jason the color map. Jason and Lori to conduct door color study/layout and present findings to the board. The committee will coordinate with Sherwin-Williams (Allison) to match or adjust green door color (e.g.,

match Elon property) and review fade potential of selected colors. More work to come and after discussion, *motion to approve a NTE of \$10,000.00 to paint the clubhouse, made by Mr. Gaudineer, second by Mr. Drayman, motion carried.*

Landscaping – Mr. Drayman advised that the board will be discussion the renewal of the 2026 landscape maintenance contract in executive session.

Maintenance – There was a proposal from Vantage Construction in the packet to place a concrete curb along the front of 2241 – 2247 Los Patos. Two units had extensive water intrusion from rain recently and this curb would help as there is a slope in the beds to the condo wall. The proposal is for \$13,991.40. After discussion, *motion to approve a NTE of \$10,000.00 to do the curbing as noted in the attached proposal, made by Mr. Toogood, second by Mr. Drayman, motion carried.*

OLD BUSINESS

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NEW BUSINESS

Annual Meeting – Approval of Candidates by Acclimation – Barbara Cioffi, Scott Gaudineer and Jason Kilpatrick - After discussion, *motion to approve the financial above as presented, made by Mr. Toogood, second by Mr. Kilpatrick, motion carried.*

Approval of the IRS Revenue Ruling 70-604 for Year End 2026 - After discussion, *motion to approve the financial above as presented, made by Mr. Toogood, second by Mr. Drayman, motion carried.*

HOMEWONERS FORUM #2

None

NEXT MEETING DATES

March 28, 2026, at 9:00 am via Zoom

Annual Meeting – April 4, 2026, at 9:00 am via Zoom – There will be a gathering for all the owners at the clubhouse following the annual meeting.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:45 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM

Barbara Cioffi

Barbara Cioffi, Secretary

3.28.26

Date