

Meeting Minutes
Meeting of the Board of Directors
By Zoom
Thursday, April 15, 2021
10:00 a.m.

1) The meeting of the Board of Directors of Villa Del Mar Condominium Association, Inc., a Florida Corporation Not for Profit, was held by teleconference on Thursday, April 15, 2021 at 10:00 a.m.

2) The meeting was called to order by Pat Geller, President, who chaired the meeting. Also joining the call was Barb Murray & Mark Schuman. Also present representing ResCom Management was Jeff Richardson.

Pat Geller announced that all board members had been notified and notice was properly posted on the community property and a quorum was present.

3) Meeting minutes from the annual owner meeting & the organizational meeting minutes from October 2020 were reviewed

Mark Schuman made a motion to approve the minutes from the annual owners meeting & organizational meeting. Motion was seconded by Barb Murray. Approved by all motion carried 3-0

4) Treasurer Report

Mark discussed the transition from banks & management companies. He mentioned that some owners were showing up as delinquent & prepaid but believed that was a timing issue and the board was closely working with the management company. Also mentioned that some budget line items were out of budget because they had to pay for the cable tension wire out of the operating account but once all the special assessments from the owners were collected then it would be back in line.

Pat Geller made a motion to approve the treasurer's report as presented and seconded by Barb Murray. Approved by all. Motion carried 3-0.

5) Old Business

- A) Deck expansion - Gary spoke with the City's development Review Planner regarding the application that was submitted and the city is still trying to process the paperwork. The city is looking for a letter of applicability on why the association is looking to do the expansion.
- B) Soil depression by sea wall- Foster Consulting will be on site April 22 to walk the property to assess the holes that are forming.

6) New Business

- A) Update on Delinquent dues- this is an ongoing process since the bank account was shut down by the former management company which led to owners set up on ACH transfers to be rejected.
- B) Update on the docks- a dock committee was formed with John Allen, Kipp Small along with Barb Murray and Mark Schuman. The committee will be looking into the dock lease's ,adding a few more boat slips and even dredging.
- C) Discussion & consideration for special assessment & capital improvement assessment Recent expenses from the post tension cable break, new fire pump, updated outdoor lighting was the reason for an assessment.

Motion by [Mark Schuman](#) for a capital improvement & special assessment totaling \$5,000.00 per unit to be paid by June 1, 2021 and was seconded by Barb Murray. Approved by all. Motion carried 3-0

7) Adjournment

With no more business to discuss Pat Geller made a motion to adjourn the meeting and was seconded by Mark Schuman. Approved by all. Motion carried 3-0.

Minutes prepared by
ResCom Management