

Meeting Minutes  
Meeting of the Board of Directors  
By Zoom  
Tuesday, February 15, 2022 at 4:00 p.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 Tuesday , February 15, 2022 at 4:00 p.m.

2) The meeting was called to order by Barb Murray, President, who chaired the meeting. Also joining the call were Pat Geller & 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 meeting on December 22, 2021 were reviewed

**Mark Schuman made a motion to approve the minutes from December 22, 2021 Motion was seconded by Pat Geller. Approved by all motion carried 3-0.**

4) Treasurer's report

Calendar year 2021 is still being closed out so the draft January numbers are the operating account had an ending balance of 115,000 the reserve account balance was \$376,403, & and the boat slip ending balance was \$43,005.

5) Old Business-

A) Seawall project- still waiting on permitting from city of Clearwater. Obviously this will affect the starting date on the project.

B) Elevator Committee Report-

-Barb discussed the report she sent out to everyone regarding the elevator committee meeting and the status of the elevators.

## 6) New Business

- A) Discussion & consideration when planning for 2023 Elevator Reserve- there was a discussion about the remaining useful life of the three elevators for Villa Del Mar and the need to increase the amount going in to fund the reserves to fund this line item.
- B) Revision of Condominium Documents- There was a discussion on updating the condo documents to be in line with Florida law
- C) Condominium rules and penalties- The board will look at updating the rules at Villa Del Mar putting
- D) Electric use audit- Duke energy will be coming on site to conduct an electrical use audit.
- E) Landscaping contract- seeking more bids on getting a new landscaping company
- F) J & M contract- Looking at getting a handyman part time for four hours a week on site for maintenance.
- G) In unit smoke detectors- It was discussed to have Piper Fire replace all the smoke detectors when they do their annual testing of the fire sprinklers.

## 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.**

\*Next meeting is scheduled for Tuesday, May 3, 2022 at 4:00 p.m.

Minutes prepared by  
ResCom Management