

Meeting Minutes
Meeting of the Board of Directors for Villa Del Mar
Tuesday, May 17, 2022 at 4:30 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, May 17, 2022 at 4:30 p.m.

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

Barb Murray 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

Pat Gellar made a motion to approve the minutes from February 15, 2022 Motion was seconded by Barb Murray. Approved by all. Motion carried 2-0.

4) Treasurer's report

-Pat Geller advised everyone that as of April 30, 2022 the operating account had a balance of \$123,299, and the boat slip account had a balance of \$43,485, and the reserve account had a balance of \$394,555.

-Currently the association is about \$7,000 over in expenses which is primarily all from water leaks throughout the building.

-All boat slip fees have been paid.

5) Old Business-

A) Seawall Project

- Still waiting on a project to start. Once they do start the project, it should hopefully be done in 3-4 months.

B) Landscaping vendor

- A new landscaper has been hired to handle the landscaping needs of the association because the old landscaper became unresponsive and slow to get things done. So far the service is better.

- C) Security in the building- Please make sure all doors are closed when you enter and leave the building. There was a recent break in a unit from the stairwell.
- D) Roof update- need to have a crane on property to replace some broken tiles but will have to be done after the sea wall project.

6) New Business

- A) Condo document revision- Have spoken with a few attorneys on what it might cost to have the docs updated and estimate it could be between \$4k-6K . Based on the fact that utilities continue to rise, the board has decided to table this project so the expense can be properly planned & budgeted for.
- B) Reserve allocation assessment preparation- A reserve study was done in 2020 and looking to set up a reserve planning committee to have a few meetings prior to September 2022 in order to present to the board so a budget can get approved in October 2022.
- C) Elevator update- Delaware has told us that they think all three elevators will need the modification kit to make them up to new Florida regulations that will go into effect by the end of 2023. Otis elevator will check on the next inspection and if kits are needed have been told it could cost between \$9k-\$12K per elevator.
- D) Electric in garages- Please make sure that no one is operating freezer, refrigerators or any extra appliances out of your garage unit as a courtesy to all other owners
- E) Sprinklers in garages- Next annual sprinkler inspection Piper Fire & safety will check sprinklers in garages which they have not done before and make sure no extra appliances or in use are causing spikes in the association's electric cost.
- F) Handyman- After two months J & M maintenance has been fired from the handyman duties.
- G) Replacing appliances- some leaks throughout the building have been caused by old hoses so when replacing any appliances please make sure the hoses get replaced as well.

7) Adjournment

With no more business to discuss, Pat Geller made a motion to adjourn the meeting and was seconded by Barb Murray. Approved by all. Motion carried 2-0.

Minutes prepared by
ResCom Management