

Villa Del Mar Condominium Association of Clearwater, Inc.

Board of Directors Meeting
September 22, 2025
24701 US Hwy 19 North
Clearwater, FL 33763
Via Zoom

Gerard Dennis, President
Jerry Hoffman, Vice President, Secretary
Daniel Sadeh, Treasurer

Corey Palmer, Manager
Ameri-Tech Community Mgt
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Call to Order

Meeting was called to order at 4:31 PM

Disposal of Minutes

No minutes approved.

Presidents Report

1. Two dock repairs completed. Additional work to be done.
2. Matthew Rhead introduced as public adjuster to proceed with a claim for hurricane damages. He would like to inspect many units for damages.
3. What's App started and ongoing
4. Owners should contact non emergency police if trespassers are present
5. Lights in front being investigated
6. Garage has been power washed
7. Handyman hired
8. Elevators will be reviewed for potential modernization
9. Annual meeting required by state and for board election.

Vice Presidents Report

1. New landscaping company started for less money
2. Fire system – New company being hired for a savings. Start October 1st.
3. Entry system – new system ongoing
4. New lobby AC systems installed
5. French drains completed along the south side of the garage

Treasurer Report

1. Operating account with \$235,371 and \$563,029 in Reserves
2. Pool tiles and resurfacing pending further review.
3. BBQ grills were expressed and being considered.

Old Business

1. Roof Project complete

New Business

1. Public adjuster already discussed.
2. What's App will be an alternative form of community communication
3. Keys to owner units to be confirmed
4. Main communication will continue to be from management
5. Service parking is an issue. Communicate with management for projects going on. ARC forms should be submitted for approval

6. Already discussed
7. New owners were acknowledged
8. Budget workshop will be scheduled
9. Discussion delayed
10. Discussion ongoing

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 5:44. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*