

Villa Del Mar Condominium Association of Clearwater, Inc.

Board of Directors Meeting

May 14, 2026

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
(727) 726-8000, ext. 357
cpalmer@ameritechmail.com

Call to Order

Meeting was called to order at 5:00 PM

Verify Quorum of Board Members

Quorum confirmed

Disposal of Minutes

Motion made and properly seconded to approve prior board meeting minutes as presented. Motion carried.

Presidents Report

1. Sprinkler replacement: Fire water lines will be installed above ground to repair an underground leak and be proactive for possible future issues.

Vice Presidents Report

1. No report

Treasurer Report

1. Operating account with \$49,623 and \$583,816 in Reserves
2. Flood insurance claim ongoing.
3. Pending expenses will be partly covered by reserves but a special assessment could be an option.

Old Business

1. Roof Project complete

New Business

1. Fire Sprinkler Replacement: Motion made and properly seconded to move forward up to \$48,000 with a contract with Third Generation to repair fire sprinkler system. Motion carried.
2. Community Parking: Opinion was expressed that owner parking issues have been resolved.
3. Floating Dock: Owner would like to put a floating dock on the North side but further research has determined this would not be recommended but rather a fixed dock to allow a boat to tie off and allow access to load and unload.
4. Dock Lighting: Current dock lighting identified and found not to be in compliance. ARC form has not been approved and will be suggested.

Emergency Business

1. Roof leak repaired but not confirmed by owner with lack of rain
2. Fence Safety: Current fence broken. Motion to spend up to \$1,500 to repair fence. Motion carried.

3. Pool and Spa Resurfacing: Electrical issues discovered and determined dangerous. Motion made and properly seconded to use \$16,000 out of pool reserves to repair pool equipment and electrical Motion carried.
4. Hallways: discussion held regarding whether unit hallways are limited common element or private property. Research will be needed.

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 5:54. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*