

Villa Del Mar Condominium Association, Inc.

Minutes of the Board of Directors Meeting

March 30, 2026

Date: March 30, 2026

Time: 5:00 PM

Location: Ameritech Corporate Office

Call to Order

The meeting was called to order at 5:00 PM by the President.

Roll Call / Quorum

Directors present: [Names]

Directors absent: [Names]

A quorum was established.

Approval of Prior Minutes

The December 4, 2025 meeting minutes were reviewed and will be approved at the next Board meeting.

Key Management

Key inventory, access control, and emergency access procedures were reviewed.

Duke Energy – Power Lines

An ownership status update was provided.

Garage Wi-Fi

Installation feasibility was discussed and tabled by consensus.

Wind Mitigation

Unit owners remain responsible for individual units. Building wing mitigation is complete.

Accounting and FY25 Tax Filing

CPA selection was confirmed. Tax filings remain under review.

Insurance Renewal

General Liability and Master Policy were renewed for March 2026 – March 2027.

Roofing – Garage Leaks

A repair quote was received and requires Board approval.

Fire System – Sprinkler Leaks

Repairs were completed. Preventative maintenance costs remain under review.

Elevator Committee

Upgrade proposals were reviewed. All upgrades remain tabled.

Solar Panels

The Board confirmed its decision not to proceed.

Entry System and Deliveries

Access issues and delivery concerns were discussed.

Owner Communication and Emergency Access

Contact list updates and emergency access procedures were reviewed.

Roof Birds

Bird deterrent purchase and installation were approved.

Pool and Spa

Heater, resurfacing, and lighting proposals will be obtained.

Doors and Windows

Responsibility clarification will be issued to owners.

New Owner Orientation

The onboarding process remains in development.

Website

The primary association website was approved.

Policy Review

BBQ, hurricane shutters, EV, and ARC policies were reviewed.

Parking Enforcement

Existing parking rules will be enforced.

Maintenance and Janitorial Items

Maintenance requests will be directed to management.

Landscaping – Garage Flower Beds

A revised quote is pending.

Pest Control

Temporary cost increase approved; mitigation measures ongoing.

Other Business

Dock repair, inspections, drainage, and pressure washing were discussed.

Adjournment

The meeting was adjourned at [time].

Submitted by:

Gerard A. Dennis

President

Villa Del Mar Condominium Association, Inc.