

Experience the Difference



VILLA DELL MAR
CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN

A meeting of the Board of Directors of Villa Del Mar Condominium Association will be held on:

DATE: March 30th 2026

TIME: 5:00 PM

**Ameritech Property Management
24701 US Hwy 19 North Suite 102
Clearwater, FL 33763**

Available by Zoom ZOOM.US/JOIN
Meeting ID: 894 0057 0589
Passcode: 857775
Meeting Will Be Recorded
Call in: 1-305-224-1968

AGENDA

CALL TO ORDER:

VERIFY QUORUM OF BOARD MEMBERS:

DISPOSAL OF MINUTES:

PRESIDENT'S REPORT: GERARD DENNIS

1. Approval of Prior Board Meeting Minutes (December 4, [Year])
 - Review and approval of minutes
 - Corrections or amendments
 - Formal vote for approval
2. Unit Owner Key Updates
 - Key inventory and access control
 - Emergency access protocols
3. Duke Energy – Power Lines
 - Infrastructure and safety review
 - Utility coordination

Ameri-Tech Realty, Inc. • Ameri-Tech Community Management, Inc.
CORPORATE HEADQUARTERS
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 (727) 723-1101 Fax

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4. Wi-Fi in the Garage
 - Installation feasibility
 - Security / EV support
5. Wind Mitigation – Entire Building
 - Inspection updates
 - Insurance implications
6. 6. Accounting Audit
 - CPA selection
 - Reporting compliance
7. Insurance Renewal – GL & Master Policy (March 2026 – March 27)
 - Renewal confirmed; no premium reduction
 - Market shopping completed
8. -Elevator Committee – Upgrades
 - Committee update and proposals

Legal Reference: FS 718.113(1)

 - Solar Panel Review – Final Resolution
 - Proposal review and vote
9. -Entry System & Amazon Delivery Issues
 - Access system review
 - Misdelsivered packages
10. -Communication List & Emergency Access
 - Update owner contacts
 - Fire Dept access confirmation
11. -Pool & Spa Review
 - Maintenance and compliance
12. Doors and Windows
 - Responsibility clarification
13. -New Owner Orientation
 - Onboarding process
14. -Websites Review
 - Document access
15. -Policies Review
 - BBQ, shutters, EVs, ARC

VICE PRESIDENT'S REPORT: DANIEL SADEH

16. -Fire System – Sprinkler Leaks
 - Repairs and responsibility
 - Preventative maintenance
17. -Birds on the Roof
 - Mitigation review

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TREASURER'S REPORT: JERRY HOFFMAN

1. Roofing – Garage Leaks
 - Roofing company engagement
 - Repair vs. replacement

Old Business

1. Resident Parking

New Business

2. 20. Additional Parking
 - Allocation reviewNew Business
3. 21. Janitor Projects
 - Cleaning and trash scheduleNew Business
4. 22. Landscaping Contractor – Garage Flower Beds
 - Proposal review
5. New Business
6. 23. Pest Control – Monthly Baiting
 - Monitor effectiveness

SCHEDULE FOR NEXT MEETING

ADJOURNMENT