**THE VILLAGE DEL PRADO CONDOMINIUM ASSOCIATION INC**

**BOARD OF DIRECTORS MEETING**

**October 18th, 2022**

**11:00 a.m.**

The meeting of the Board of Directors for The Village Del Prado Condominium Association, Inc. was held on this date and time in the Clubhouse of the Ocean Gallery, 4600 A1A South, St. Augustine, FL  32080.

President Sandra Capuano called the meeting to order at 11:25 a.m.

***Call To Order:                    Absent:***

Robert Woodward DP 83 Harry Norton DP 25

Sandra Capuano DP 91

Diana Melton DP 65

Carol McGee DP 94

William Kline DP 42

Rose Carcich DP 36

***Proof of Notice:***

Notice of the meeting was mailed or emailed to all members in accordance with the FS718 on

September 18th*,* 2022.

***Approval of Minutes:***

With minutes distributed to all board members, a motion was made by Robert Woodward and seconded by Sandra Capuano to approve the 7/19/22 minutes. The new Board members abstained. (See Exhibit A)

General Manager Sherri Johnson agreed to have meeting minutes distributed to the Board within a week of meetings for review.

***Committee Report***

***Treasurer's Report:***

Treasurer Robert Woodward briefly discussed the current financials (Exhibit B). Currently, they are under budget for insurance due to the sufficient decrease in the flood insurance renewal. The association is over budget in the building repairs and maintenance account. This account is over budget due to the flood that occurred in unit 13, and the association was responsible for the drywall repairs. The association did receive most of the repair cost back from the insurance claim. The pool supply account is over budget mainly due to the increased cost of chemicals. Diana Melton would like to speak with Dave Garris and Azhley about holding Trimac, the landscaper, accountable for the ongoing irrigation repairs.

***General Manager's Report***:

Sherri Johnson gave her report (see Exhibit C), with items of interest being that special teams have installed a new drain in the sidewalk at the garage bank near bldg. 7. We are waiting for new side tables that were ordered but are currently on backorder. Jack from maintenance investigated a report of a possible roof leak on the bank of garages near bldg 7 and bldg 2 and found no evidence of leaks. After hurricane Ian, we had only a few reported leaks property-wide. The Landscaping Committee continues to work with Trimac to improve the community. The Committee recently cleaned out the front beds by removing invasive plants. The installation of the fire extinguishers has been scheduled for the first week in November by Cintas Fire Safety. Azhley has been busy repairing irrigation and replacing a couple of -rotten boards on the stair landing between 10-8/10-9. Our maintenance teams continue to work hard throughout the community to keep Ocean Gallery the "Best Address on the Beach."

***Old Business:***

The Board stressed the importance of shutting off your water and the water heater breaker if you leave for an extended period..

***New Business:***

Barbara Martin, the owner of 64, asked if we could have Azhley clean the drainage pavers behind the buildings of mold and dirt. Robert Woodward mentioned that Eric would spray bleach on the curbs in the front of the units and that we could have Azhley do the same in the back. Sherri Johnson mentioned that the maintenance supervisor Dave Garris has a schedule for larger projects, and She would get with him to see when they are due to be cleaned.

Dates for next year's meetings are January 24th, April 4th, July 18th, and October 17th, which will be the Annual Meeting. The Board agreed to have additional meetings if necessary. The Board also decided to have a Village Del Prado Meet and Greet for new owners in the coming year. The date for this event will be announced at the next meeting.

With no further business to discuss, Robert Woodward made a motion to adjourn and seconded by Carol McGee. With all in favor, the meeting was adjourned at 12:05 p.m.

Respectfully submitted,

Prepared for the Board by Prop Mgmt