**THE VILLAGE LAS PALMAS CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**October 31st, 2022**

**10:45 am.**

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

President Ray Ryan called the Board of Directors meeting to order at 11:05 am.

***Call To Order:***

Ray Ryan

Jack Osgard

Venessa Wood

David Rosenbloom

Mary Armstrong

Donna Nolan

Jonathan Knowles

***Proof of Notice:***

A notice of meeting date and time was mailed or emailed to all owners in accordance with F.S. 718 on October 1st, 2022.

***Approval Of Minutes:***

A motion was made by Jack Osgard and seconded by Johnathan Knowles to approve the minutes from the August 13th and October 8th meetings.  All were in favor, and the motion passed unanimously. An audience member asked if we could remove part of the sentence under the Landscaping Committee report. See correction (The Board agreed that if an owner plants anything in the ground, the association would automatically take ownership of the plantings ~~with some exceptions to a small number of full-time owners who would like to maintain their plantings in their immediate area~~.) The Board agreed.  (Exhibit A)

***Treasurer's Report***:

Treasurer Venessa Wood gave a brief discussion on the current financials. (Exhibit B). Venessa mentioned that they are doing well financially. They currently are over budget by $183.89 in the operating account. The last $500 special assessment payment was due in October, and they only have a few owners behind on their special assessment payments. With the $2,000 special assessment to the owners, the reserve account will be where it needs to be for 2022.

***Committee Reports:***

Building Report- Vice President Ray Ryan mentioned that the buildings are in good shape. We currently have units 57, 66, 77, 32, & 32 that need concrete repairs. The office tentatively has units 32 & 33 scheduled for repair in December. Ray also mentioned that some of the poles in the front of the buildings would need to be replaced.

Pool- President David Rosenbloom mentioned that he received a call from Sherri expressing the need to replace the pool umbrellas due to deterioration. Dave was able to replace all 5 umbrellas for $326.21.

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

Sherri Johnson gave her report (see Exhibit C), with items of interest being special teams will be addressing the hot tub's surface this year. The hot tub surface repair is a small project and will only require one team member from special teams. There are a few concrete restoration jobs to be scheduled. The next project is tentatively planned for December for units 32 and 33. Dave Garris implemented a new program of blowing the entire property on the same day. Not only does this look great, but the asphalt vendor said doing this will extend the reseal's life. Sherri continues working with Trimac, the landscaper, to improve the detail schedule for identifying what plants should be trimmed and when. We will continue to work with Trimac on this ongoing process. Bob has been bleaching the sidewalks, painting stairs, and regularly testing the irrigation system to ensure everything is in working order. Bob identified a couple of areas that needed to be caulked. After hurricane Ian, we only had one reported leak at 23. Since the repair, no additional leaks have been reported.

***Old Business:***

Jack Osgard had a question regarding the fire extinguishers. By his building, building 8, there are 2 fire extinguishers that he believes are close to one another. One is located upstairs in the hallway at VLP 86, and the other extinguisher is located on the ground level. Sherri explained that all owners must have access to the extinguishers within 75ft of their unit. Sherri explained that this was a mandatory mandate from the Fire Marshall to have the extinguishers installed. She relied on the fire safety experts, who go by the fire code, to comply with the mandate. After a discussion, Sherri told Jack she would arrange a meeting with the fire safety company to explain why this was required.

***New Business***:

Jack Osgard is renovating his unit. He is looking at venting the microwave out of the east wall of the building. Jack mentioned that the maintenance team isn't sure if this project would be viable due to the structure of the building. Jack Osgard is also asking for approval on installing a vent on his storage door. After a brief discussion, Venessa made a motion to approve both vents. Ray seconds the motion. All were in favor, and the motion passed.

Donna Nolan made a motion to add the General Manager, Sherri Johnson, to all existing Village Las Palmas bank account signature cards and remove Philip Bornor. Signers will be Ray Ryan, Donna Nolan, Venessa Wood and Sherri Johnson. Jack Osgard seconded the motion. All were in favor, and the motion passed unanimously.

With no further business to discuss, a motion was made by Venessa Wood and seconded by Jonathan Knowles to adjourn. With all in favor, the meeting adjourned at 11:30 am.

Respectfully submitted,

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**Prepared for the Board by Prop Mgmt**

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President-David Rosenbloom Vice President- Ray Ryan

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Treasurer-Venessa Wood Secretary – Jack Osgard