

Village Woods Condominium Association, Inc.
Board of Directors Meeting
March 9, 2015

Call to Order – The meeting was called to order at 10:00 a.m. at the Beacon Woods Civic Center.

Calling of the Roll – The roll was called and Directors present were: Dan Brown, President, Jim Beebe, Treasurer and Michael Yorke, Secretary. Cheryl Butler with Management & Associates acted as Recording Secretary.

Establish Quorum – A Quorum of the Board was established.

The first item of business was the ratifying of the appointment of Roger Beh and Tom Peck to the Board of Directors. *It was,*

ON MOTION: Duly made by Dan Brown, seconded by Jim Beebe and carried unanimously.

RESOLVE: To ratify the appointment of Roger Beh and Tom Peck to the Board.

Joe Lombardi of 3 Seasons was present to answer questions from the residents. He explained that Bermuda grass will germinate from seeds. Bermuda grass will go dormant with the cold weather. It has not been treated for weeds yet because it is too new. Because the irrigation system was an older system Joe did not feel comfortable rolling the new grass and risking breaking the lines. Joe walked every street of the association and it appears the majority of the fronts of the units look good. Bermuda grass can go dry for a while and still come back. Bermuda grass was recommended due to the watering restrictions and because the irrigation system would not sustain Floratam. It is the same turf that the golf course uses. If seed is used it will be graded into the soil so it won't be washed away. The irrigation system is only allowed to be run once per week per Pasco County. You can use hand sprayers everyday. When the gulf temperature reaches 70 degrees the soil temperature is 70 degrees and then turf destroying bugs will appear. The triangles are not being weeded and Joe advised he will look into this matter.

Reading and Disposition of Unapproved Minutes –Those being the minutes from the meeting held on January 12, 2015. *It was,*

ON MOTION: Duly made by Tom Peck, seconded by Roger Beh and carried unanimously.

RESOLVE: To waive the reading of the January 12, 2015 minutes and approve as submitted.

Officer's Report

President's Report – Due to recent work being done behind 11219 and 11221 Darwood Drive we need to install new seed. *It was,*

ON MOTION: Duly made by Roger Beh, seconded by Tom Peck and carried unanimously.

RESOLVE: To approve putting down seed behind 11219 and 11221 Darwood Dr. at a cost of \$275.00.

The annual back fill time approaches and the Board received a proposal to do this in the amount of \$1,225.00. *It was,*

ON MOTION: Duly made by Jim Beebe, seconded by Tom Peck and carried unanimously.

RESOLVE: To approve the installation of backfill behind Dearborn, Darwood and Danube Dr. at a cost of \$1,225.00.

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The management company supplied a mileage form that they currently use for reimbursement. **It was,**

ON MOTION: Duly made by Tom Peck, seconded by Roger Beh and carried unanimously.

RESOLVE: To accept the mileage reimbursement form as submitted.

The President announced that John Segretti (past Board President) passed away last week.

Vice President – John Arbor returned to Village Woods for a couple of weeks; however, due to an emergency he had to return up north.

Treasurer's Report – Jim Beebe submitted a report for December, 2014; January 2015 and February 2015.

It was,

ON MOTION: Duly made by Jim Beebe, seconded by Dan Brown and carried unanimously.

RESOLVE: To accept the Treasurer's report for December 31, 2014 as submitted.

It was,

ON MOTION: Duly made by Roger Beh, seconded by Tom Peck and carried unanimously.

RESOLVE: To accept the Treasurer's report for January 31, 2015 as submitted.

It was,

ON MOTION: Duly made by Jim Beebe, seconded by Tom Peck and carried unanimously.

RESOLVE: To accept the Treasurer's report for February 28, 2015 as submitted.

Manager's Report – The manager advised there has been a lot of coyote activity in the neighborhood. Residents were advised to contact the Beacon Woods clubhouse if they see any coyotes.

Committee Reports

Landscape Committee – Corinna Towne

The weeding has been done on the triangles. A call for volunteers was made to install the mulch.

Welcoming Committee – None

Old Business – None

New Business – Mike Yorke tendered his resignation from the Board, effective March 9, 2015. **It was,**

ON MOTION: Duly made by Jim Beebe, seconded by Roger Beh and carried unanimously.

RESOLVE: To accept the resignation of Mike Yorke.

The Board will appoint someone to fill this position at a later date.

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There being no further business to come before the Board, *it was,*

ON MOTION: Duly made by Jim Beebe, seconded by Roger Beh carried unanimously.

RESOLVE: To adjourn the meeting at 11:35 a.m.

The floor was opened to residents for discussion however most items were discussed as they were presented.

Submitted by:

Approved by:

Cheryl Butler, LCAM
Management & Associates, Inc.

Dan Brown, President