

The Explorers at the Villages of the Americas Condominiums Trust

Meeting Minutes

July 17, 2023 @ 4:00 p.m. – Zoom

Board of Trustees: James Toledano, Sandip Kumar & Deepak Bhagia
Absent: N/A
BRIGS, LLC.: Jennifer Nader
Guest and Owners: N/A

Meeting called to order at 4:03 p.m.

1. Financials

Motion: The Board of Trustees reviewed and approved May 2023 financials. The June financials were not ready yet. **Vote: 3-0-0**

Management confirmed that both the CDAR and CD accounts have been opened. Balances will be reflected in the next set of financial statements.

2. Spring Projects

Power Washing: Project has been completed and the Board determined the outcome was satisfactory. Payments are now being released.

Trim Painting: Project has been completed and Board determined the outcome was satisfactory. Payments are now being released. Board has decided not to pursue any efforts related to door trim repairs as door trims are a unit owner responsibility.

Pruning: Pruning schedule by Mcoelho Landscaping to remain the same during 2023, in the months of June, July, and September. June pruning has been completed. Board has expressed that this project was poorly done.

3. Additional Business

- A landscaping inspection was conducted to check on snow plow damages, berms, lawn remediation, and erosion areas. Management, James Toledano and M. Coelho were present. Several proposals were expected from M. Coelho but we only received them shortly before the meeting. The proposal was very vague and did not include all the requested/suggested items. Board did not approve this proposal and management will contact other landscaping vendors to re-bid this contract. Board would also like management to re-bid snow removal contract if we are legally able to terminate the existing contract before snow season. Management to research all of this and update the Board.

- The Board of Trustees reviewed and approved a proposal for replacement of the fence by unit 189. The proposal was from Reliable Fence in the amount of \$7,402

Vote: 3-0-0

- The Board of Trustees reviewed and approved a proposal for replacement of garage door bay/base trims in certain units (identified through prior inspection and outlined in selected proposal). The proposal was from Pride Exteriors in the amount of \$3200.

- **Vote: 3-0-0**

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4. Adjournment:

The meeting was adjourned at 5:10 p.m. The next Board Meeting is scheduled for September 27, 2023 at 5 p.m.