Studio Villas II Association, Inc.
(dba Legend Villas)

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Meeting of the Board of Directors
May 28, 2025

The meeting was called to order at 5:00 p.m. in the BPCA Conference Center and by Zoom videoconference by President Graham Clarke. Board members present by Zoom were Barry Parker, Bill Neketis and Patrick Hughes. Absent was Doug Reinshagen. Also present was Martha Middleton recording. A quorum was called.

1. It was moved by Barry Parker, seconded by Bill Neketis and carried unanimously to accept the minutes from the April 17, 2025 Board meeting as presented.

2. Financial Report. Martha Middleton stated that the April cash flow contained a typo on the irrigation expense line item which has been corrected. Graham Clarke reported on the May financial statements as of 5/28/25, noting the cash balance is somewhat deceptive as repairs to the decks and doors are upcoming, likely reducing the balance to around $20,000.

3. Old Business
   a. Hurricane Preparedness. Mr. Clarke stated that there were no updates other than Zeb Taft has indicated availability for assistance.
   b. Road Drainage and Azalea Bed Update.
      - BPCA contracted for the cleanup of the Azalea bed and the permanent fix is under evaluation.
      - The Board wants the bed height sufficient to block headlights for ground floor units.
      - Road drainage: Graham Clarke plans to request that BPCA contribute to drainage costs, as the water originates from their property.
      - The parking lot needs sealing due to accumulated layers over the years. John Conrad has been tasked with obtaining three quotes for sealing for the Board's consideration.
   c. Door Evaluation. Further evaluation will be sent to board members when completed
   d. Condominium Document review in progress. Brian Hess expected to report back within two weeks.
   e. No updates on doorbell cameras or aluminum wiring at this time.
   f. Rental Rules. BPCA now requires renter registration which could aid the Board in monitoring compliance with rental limits.
   g. Board Certification. All members except Doug Reinshagen have completed the 4 hour certification course.
   h. Website. No new requests for website content from Board members.

4. New Business

a. Cluster Mailboxes

- Slab for cluster box installed and leveled.
- Target operational date: July 1st; installation between June 16th–23rd.
- Mailing address changes will be communicated once finalized to avoid lost mail.
- Each owner to receive three keys per box; details will follow on how they will be distributed.

b. Parking Passes for Billfish Tournament.

- Discussion on parking passes; preference for larger pass style used last year.
- Two passes per owner the same as last year.
- Plan to block off one entrance and prevent golf cart parking on grass using cones/wire if necessary.

c. Pest Control Service

- Discussion on switching from Davis (now Stark) to Brock for pest control
- Davis removed snake service without reducing price; Brock offers similar services (excluding snakes), and is slightly cheaper
- Board consensus: open to switching to Brock, but no strong preference.
- Brock's contract allows termination at any time.
- Brock has handled termite service for years; both companies use similar EPA-approved products.
- Board will monitor service and complaints; individual owners can request interior service directly.

d. Board Membership. It was reported that Doug Reinshagen has resigned from the Board and discussion centered on whether to reduce the Board to four members or seek a replacement. No action was taken and will be addressed at a future meeting.

e. Next Meeting. The next quarterly meeting to be scheduled for July, August, or September at 5:00 p.m. Martha Middleton will poll the Board to arrange the date.

With no further business to come before the Board, it was moved by Barry Parker, seconded by Bill Neketis and carried unanimously to adjourn the meeting at 5:40 p.m.

Respectfully submitted,

(Mrs.) Martha Middleton
Recording Secretary