



# Flamingo Palms

V I L L A S

## **Important Numbers:**

### **Security Guardhouse:**

702.460.1123

### **Security Patrol:**

702-409-2242

### **Police Dispatch:**

702.828.5804

### **Animal Control:**

702.229.6444

### **Tow Guys Towing:**

702-795-1700

### **Pest Control( Global Pest Control):**

702-657-0091

### **ISP.Net:**

702-900-0000

## **MANAGEMENT CONTACT:**

### **Community Manager:**

Talya Martin

talya@lvpalmsmanagement.com

### **Board President**

Abraham—416-567-0501

### **4200 S Valley View Blvd**

### **Office Hours:**

9am-3pm Monday-Friday

### **Office Phone:**

702-823-2307

### **Level Corporate Office**

### **(Accounting issues Only)**

help@levelprop.com

### **Phone Hours:**

9am-4pm M-F

(702) 433-0149

## Community Updates

### **E Spa Now Open - Pool Rule Reminders**

We are pleased to announce that the E Spa is now open for resident use. This amenity has been refreshed and is ready to be enjoyed by the community.

As a friendly reminder, please help us keep the spa clean, safe, and enjoyable for everyone by following posted pool rules. Key reminders include:

- No glass containers in or around the spa area
- Shower before entering the spa
- Observe posted capacity limits
- Children under 14 must be supervised at all times
- No running, diving, or disruptive behavior

Your cooperation helps ensure a relaxing and safe environment for all residents. Thank you for doing your part in keeping the E Spa a great community feature.

### **Clubhouse Entrance Flooring Repaving Project Completed**

We are happy to report that the repaving project at the front entrance of the clubhouse has been successfully completed. The upgraded flooring improves both the appearance and safety of the entrance area.

Residents and guests will notice a smoother, more durable surface designed to better withstand daily traffic and weather conditions. This improvement is part of the ongoing effort to maintain and enhance community facilities.

We appreciate your patience during the construction period and thank everyone for their cooperation while the work was being completed.

### **New Bollards Installed at Community Front Gate Entrance**

New bollards have been installed at the community's front gate entrance as a traffic management and property protection measure. These bollards are intended to reduce illegal U-turns and prevent damage to HOA property caused by vehicles entering or crossing restricted areas. This improvement enhances both safety and the overall appearance of the entrance.

We ask all drivers to respect the new traffic controls and use designated entry and exit routes. Your cooperation helps protect community property and ensures a safer environment for residents and visitors alike.

# QUICKPASS REMINDER

With the new gate, we now have a code reader at the front gate, on the guest side.

**Owners are responsible for providing the code to their guest, uber driver, door dash, etc. ANYONE VISITING THE COMMUNITY SHOULD BE GIVEN A CODE TO ENTER. This code can be used at the front gate, pedestrian walking gates, and the pool and gym.**

Security will spend more time patrolling throughout the day, and less time manning the gate. There will be a sign for the guest to call the security to the front if they need help with their gate code, however the guards will not be able to create codes for guests. If you have a guest coming, please make sure to include CLEAR instructions for them to enter into the community. This will make use of the new gate system much easier for all parties.



# LAS VEGAS CAY CLUB FLAMINGO PALM VILLAS HOA MEETING NOTICE

## BOARD OF DIRECTORS MEETING

5:00 p.m. June 25, 2026

Participation may be via conference call or via login to virtual meeting  
**ALL PARTICIPANTS MUST ENTER THE CALL ON MUTE AND  
REMAIN MUTED UNTIL CALLED ON BY THE MEETING  
RUNNER.**

<https://meet.zoho.com/qdix-kqk-qeo>

Meeting ID: 1068235691 | Password: wngHFG

Dial in 1-408-469-4614

*The Executive Session Meeting (closed to owners) begins at 3:00 p.m.*

**\*Copies of the agenda may be obtained from the management office ten days prior to the meeting. Agendas may be obtained in person, or will be mailed, faxed or emailed upon request. Email [talya@lvpalmsmanagement.com](mailto:talya@lvpalmsmanagement.com) to be provided an agenda. Agendas will also be available at the meeting.**

In accordance with NRS 116.31083 the above notice shall serve as notice of the Board of Directors Meeting and Executive Session meeting for Las Vegas Cay Club Homeowners' Association. Unit Owners are not entitled to attend or speak at a meeting of the Executive Board held in Executive Session. [NRS 116.31085(7)]. An Executive Board may meet in Executive Session to discuss violations of the governing documents and discuss other matters as specified in NRS 116.31085(3). Upon request, Unit Owners may receive a copy of the minutes of the meeting, or a summary of the minutes, in electronic format at no charge or, if the association is unable to provide a copy in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter (if applicable).

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## Lift Station Repairs Completed

The recent lift station repair work has been completed and the system is now fully operational. These repairs were necessary to ensure continued reliable wastewater service for the community.

Preventative maintenance and timely repairs help reduce the risk of unexpected service interruptions and extend the life of critical infrastructure.