

NOTICE
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, OCTOBER 17, 2016
AT THE OFFICES OF KEYS-CALDWELL 1162 INDIAN HILLS BLVD.
9:30 A. M.

Floor Open to Owners' Comments.

1. Call to Order.
2. Proof of Notice of Meeting and Established Quorum.
3. Reading and Approval of Minutes of September 19, 2016.
4. Resignations/Appointments.
5. Review of Financial Report.
6. Correspondence:
7. Committee Reports:
 - A. Irrigation and Buildings.
 - B. Grounds and By Laws.
 - C. Insurance, Financial and Budget.
 - D. Pool, Pool Area, Pest Control.
 - E. Safety.
 - F. JWHOA Representative's Report.
8. Unfinished Business:
 - A. Electric at Front Island.
 - B. Possible Pool Leak.
9. New Business:
 - A. Garage Doors.
10. Sales/Rental Applications.
11. Adjournment.

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, OCTOBER 17, 2016
9:30 A. M.**

Floor Open to Owners' Comments: None.

Present: Clayton Harrington, President, Keith Matthei, Vice President, Lee Snell, Secretary, Bill Tedrow, Treasurer, Tim GaNun, Director, Jackie Wood for Management, and owners in the audience.

The meeting was called to order by the President, Clayton Harrington, at 9:30 A. M. at the offices of Keys-Caldwell, Inc., 1162 Indian Hills Blvd., a quorum being present. Proof of Notice of Meeting was posted at least forty-eight hours in advance. All Motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Reading and Approval of Minutes of Last Meeting: MOTION was made by Keith Matthei and seconded by Bill Tedrow to approve the Minutes of the Meeting of September 19, 2016, as corrected. The correction being under Grounds and Bylaws unit 896 should read 895.

MOTION PASSED.

Clayton Harrington will email the latest version of the Welcome Packet to the Board for review.

Resignations/Appointments: None.

REVIEW OF FINANCIAL REPORT: Bill Tedrow reviewed the September 30 Statement of Operations & Assessments. Overall at the 75% point of the budget year, 55% of the budget has been expensed. The drop in the insurance premium is the primary reason for the surplus. All insurance issues with owners have been resolved.

Clayton Harrington asked that he not be emailed the full set of financials each month and instead be sent the shorter version.

CORRESPONDENCE: No new requests.

Irrigation and Buildings: Tim GaNun reported that he will meet with George and obtain an irrigation map and schedule. Frank Christman filled in for Tim over the summer and did an outstanding job. Mr. GaNun will spray the buildings and pool fence that have discoloration from the well water. The irrigation controller at 805/807 has been replaced.

Grounds and Bylaws: Keith Matthei reported that he has fixed the pool shower. 851 is for sale with a sign in the yard which is not allowed.

Insurance, Financial and Budget: No additional report.

Pool, Pool Area and Pest Control: Lee Snell reported that the pump room floor is being torn up today to repair the final leak. There were two leaks in the pool that have been repaired. There is mold around the edge of the pool and there is a hole in the pool deck. Mr. Snell will get with the pool company regarding the mold. Management will obtain bids to replace/repair the pool deck.

There is a concern that pest control is not being done every other month.

Safety: No report.

JWHOA Representative Report: Clayton Harrington reported that the Annual Meeting will be November 10th and that there is a proposed Amendment regarding fining for deed restriction violations. Bill Tedrow stated that he will obtain a copy of the Proxy for the Amendment from the Master Association Management company so that the Villas Board can put forth an effort to get the vote in. In June the Master Association Board spoke of water quality tests for the ponds, no further information on that was provided.

UNFINISHED BUSINESS:

Electric on the Front Island: MOTION was made by Lee Snell and seconded by Keith Matthei to authorize up to \$1,500 to replace the electric box that is in disrepair and repair/replace the electric lines/lights on the center island at the community entrance.

MOTION PASSED.

Bill Tedrow will obtain a bid to bury/cover the mail electric wires at each building were the wire enter the building.

Possible Pool Leak – Covered.

NEW BUSINESS:

Garage Doors: The Association Documents do not specifically mention garage doors so it is unclear who is responsible for the repair/replacement.

Property Evaluation: It was the consensus of the Board to meet Monday, October 24, 2016, at 1:00 P. M., at the community entrance to walk the property and evaluate the grounds and buildings.

Other Comments: There is cable tv line that needs to be buried.

SALES/RENTAL APPLICATIONS: Sale of 851 from Moore to Ohlson, closing 10/27/16.

MOTION was made by Keith Matthei and seconded by Tim GaNun that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:51 A. M.

Respectfully submitted,



Jacalyn K. Wood
For the Secretary