

**MINUTES OF THE ORGANIZATION MEETING  
BOARD OF DIRECTORS  
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.  
TUESDAY, MARCH 7, 2017  
3:20 P. M.**

Present: Clayton Harrington, term expiring 2019  
Joe Macarelli, term expiring 2019  
Ron Springall, term expiring 2019  
Keith Matthei, term expiring 2018  
Lee Snell, term expiring 2018

Present from Management were Jim Kraut and Jackie Wood.

The meeting was called to order by the Acting Chairman, Jackie Wood, at 3:20 P. M. at the Jacaranda West Country Club, 1901 Jacaranda Blvd., Venice, a quorum being present. Proof of Notice of Meeting was submitted.

It was the consensus of the Board that officers be elected as follows:

President	Clayton Harrington
Vice President	Ron Springall
Secretary	Lee Snell
Treasurer	Keith Matthei

Corporate Resolution: Signers on the bank accounts to be two of the following: President, Secretary, Treasurer, Joe Macarelli, Jim Kraut or Jackie Wood.

There will not be a March regular Board meeting.

Joe Macarelli volunteered to cover Grounds and Irrigation. Other Committee assignments will be made at the April meeting.

There being no further business to bring before the Board, the meeting was adjourned at 3:25 P. M.

Respectfully submitted,

  
Jacalyn K. Wood  
For the Secretary

**MINUTES OF THE ANNUAL ELECTION AND ANNUAL MEMBERSHIP MEETING  
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.  
TUESDAY, MARCH 7, 2017  
2:00 P. M.**

The meeting was called to order by the President, Clayton Harrington, at 2:04 P. M. at the Jacaranda West Country Club, 1901 Jacaranda Blvd., Venice. A quorum was announced with 21 proxies and 29 units present for a total of 50 units represented. Present from Management were Jim Kraut and Jackie Wood.

Clayton Harrington thanked those in attendance for coming to the meeting, introduced himself, introduced the current Board of Directors and announced that this is the 30<sup>th</sup> Annual meeting for the Jacaranda Country Club Villas.

Approval of Minutes of Annual Meeting March 7, 2016: MOTION was made by Andy Poney and duly seconded that the minutes of the Annual Meeting of March 7, 2016, be approved as presented.

MOTION UNANIMOUSLY PASSED.

REPORTS OF OFFICERS AND COMMITTEES

President: Clayton Harrington reported on the Resident Information Packet that has been consolidated, updated and is available on the side table as those attending as they exit. Much thanks to Doug Moore for his assistance on this project. A copy is also available on the Keys-Caldwell website.

Owners were thanked for their quick response to the 'opt out' of the retrofitting fire sprinkler requirement. Based on some poor wording in the revised law, the Association's attorney thought it best to put the vote before the owners. It was passed to 'opt out', recorded with the State, and a copy now needs to be made available, by each owner, to any prospective tenants or buyers.

Each community is only as strong as its volunteerism. The villas' has a large group that volunteers for various tasks. Many thanks to all of them and a personal thanks to all that help in anyway.

There continues to be an irrigation problem and recently an entire section was rewired. The Board will continue to repair and replace as needed. Tim GaNun and Frank Christman have saved the Association a considerable amount of money by repairing, replacing and cleaning sprinkler heads and removing the rust from the pool fence, front wall and other common areas.

There are new owners in units 839, 801, 851, and 892. Those present were asked to stand and be recognized.

Treasurer: Keith Matthei read his report, a copy of which is attached and made a part of these original minutes.

Grounds/Bylaws: Keith Matthei read his report, a copy of which is attached and made a part of these original minutes.

Joe Macarelli asked that owners let him know when there will be cable run to their units.

Irrigation/Buildings: Tim GaNun read his building report, a copy of which is attached and made a part of these original minutes.

Clayton Harrington stated that Tim will be retiring from the Board. Mr. GaNun has worked closely with George, from Beechtree, for a 2-3 day turnaround with problems that Tim couldn't take care of on his own.

Pool/Pest Control: Pool: Lee Snell reported that the pool has had issues this year. The County has notified the Board to have the pool deck repaired. The Board has decided to try brick pavers to correct the problem for the long term. The week after next the Board will be going to look at pools that have had pavers installed. Hopefully pools that have had pavers installed over 3 years ago so the Board can see how the pavers fade over the years.

The doors at the pool house have been repaired a few times and now one cabinet door needs to be reinstalled. John Russell has fixed the bathroom doors and has stated that he will reinstall the cabinet door.

Saturday the pool pump was noticed to have not been working. The door to the pump room was left unlocked and the breaker switch to the pump was turned off. No idea who would do this.

The chairs are scheduled to be repaired with new material.

Pest Control: It seems a lot of people have mice or palm rats. This is a unit owner responsibility and owners are asked to address the issue asap with traps or to call an exterminator.

Open Floor: Q. When will the pool deck be resurfaced? A. Looks like April. Q. How long will the pool be shut down? A. 3-4 days. Q. Can the pool deck be resurfaced after Easter so the pool will be open for Spring breaks? A. Yes.

Safety Committee: Doug Moore stated that he would like to arrange a day and time for the Fire Marshall to come to the pool for the annual fire extinguisher inspection. This would require owners to bring their extinguishers to the pool area. The Association can be cited and/or fined if there are not enough extinguishers on property.

Mr. Moore encourage suggestions for the Committee to consider.

Landscape Committee: Mary Ellen Snell reported that she and Judy Liston take care of the grounds the Villas' entrance. In addition, three new plants have been installed at the back side of the pool. The Committee is appreciative of Joan Erdin for watering the pool plants.

Dennis Poney has been changing the lamp pole light bulbs.

Open Floor: Comments included that the Bylaws are contradictive to Florida Statutes and it is recommended that the Board make clear what unit owners are responsible for; some lampposts

that are on 24/7 may have a blocked sensor; some garage and pole lights are controlled by an interior switch; it was suggested that the all units be made uniform and that the Community pay for the electric that runs to all of the poles; the current pole fixtures are failing and the Board is

buying a new plastic model that won't rust; it was suggested that a more expensive fixture be purchased; black is the color of choice if an owner would like to paint the pole of their lamppost; an annual survey of owner priorities should be taken; it was suggested that the surplus funds be used to address the irrigation problem instead of giving the money back to the owners; while the landscaping/mulch is Association responsibility, owners may install plants and mulch around their units upon Board approval; the Association has purchase mulch this year and is addressing a number of areas; it was the consensus of those present that the lamppost lights be a soft white light; meeting minutes will be emailed to those that provide an email address and will be put on the Association's facebook page.

UNFINISHED BUSINESS: Covered in Open Floor Comments.

NEW BUSINESS

**SURPLUS Approval** of \$28,000 of Operating Surplus Carry Forward to 2017 Operating Budget. The Board recommends a yes vote.

YES 50 NO 0 PASSED.

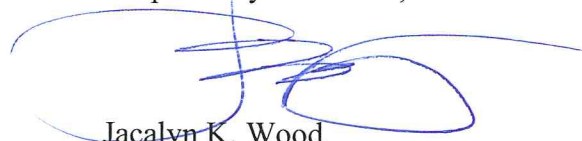
**RESERVE TRANSFER** I approve to transfer the \$10,000 in the Well Reserve/Rust Removal Account into the Pool Reserve Account.

YES 50 NO 0 PASSED.

Announcement of New Directors: Clayton Harrington, Joe Macarelli and Ron Springall were announced to have been elected to the Board for two year terms each.

There being no further business to bring before the membership, the meeting was adjourned at 3:17 P. M.

Respectfully submitted,



Jacalyn K. Wood  
For the Secretary

## JCCV Annual Meeting 7 March 2017

### Treasurer's Report

Last year we had a total budget of \$252k but spent only \$193k and ended the year with a surplus of almost \$60,000.

For the second year in a row, the insurance cost was the primary reason for the surplus, our cost was only \$109k versus a budgeted amount of \$161k resulting in a savings of \$52k. We don't find out what the insurance cost will be until June each year so we were surprised by the lower rate.

This year we budgeted \$129k for insurance, which is \$20k increase from last year, but we won't get the actual rate until June.

The quarterly fees have been reduced from \$850 last year to \$700 this year.

### Grounds/Bylaws Report

At the last Annual Meeting we had 52 votes in favor of the "patio & entry amendment" and we were able to get the remaining 20 votes by our next board meeting to make it unanimous. In May the Amended Declaration was recorded with the county and the Board was able to approve owner requests to install patios and expand front entries.

Two trees, one palm and one carrot-wood, were removed on the north side of the property and replaced with a palm and a Russian olive shady lady.

We investigated the use of county reclaim water for irrigation but since it comes intermittently and at low pressure a pond is required to store the water prior to use. We didn't have the space for a pond so this wasn't an option for us.

The palm tree next to the pool shower was diseased and removed. We'd like to get input from the landscape committee on suggested replacement.

Buried cables for irrigation zones have been causing zone failures due to the cables getting damaged. One set of cables around 905-907 was replaced last year, and we just replaced another one last month. The cable to zones behind the 815 and 817 buildings will be replaced this summer. If you are digging around your unit please be very careful not to damage any of the buried wires.

Keith Matthei

Irrigation report for March 2016 to March 2017

Replaced or repaired 48 sprinkler heads

Inspected and remove grass from 14 sprinkler heads

Capped off 23 S.H. That were spraying walls & A/C units

Notified Lawn service of 2 major leaks in sprinkler system, 904 & 839

Removed rust stains on front wall, pool area, signs and Mail boxes

Replaced & Installed new Mirror in front of wall

Tim GaNun