

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.  
MONDAY, MAY 15, 2017  
9:30 A. M.**

Floor Open to Owners' Comments: None.

Present: Clayton Harrington, President, Ron Springall (via skype arriving at 9:43), Vice President, Keith Matthei, Treasurer, Lee Snell, Secretary, Joe Macarelli, Director, Jackie Wood for Management, and owners in the audience.

The meeting was called to order by the President, Clayton Harrington, at 9:31 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 Meetings, April 17, 2017, and April 26, 2017: MOTION was made by Joe Macarelli and seconded by Lee Snell to approve the Minutes of the Meeting of April 17, 2017, as presented, and the Minutes of the Meeting of April 26, 2017, as read by Lee Snell.

MOTION PASSED.

Resignations/Appointments: Joe Macarelli volunteered to take on the landscaping responsibilities over the summer. Mr. Macarelli has contacted Hank from Beech Tree to address the spikes growing up from the bushes.

REVIEW OF FINANCIAL REPORT: Keith Matthei reported that 29% of the budget has been expensed at 33% of the year. The legal line item is high based on obtaining two legal opinions. The administrative account is high based on the Annual Meeting at the beginning of the year. Pest Control is paid through the first half of the year. The Repair Lamp post line item is high and includes the purchase of the new pole fixtures.

MOTION was made by Joe Macarelli and seconded by Keith Matthei to approve a maximum of a \$500 spending allowance each for Clayton Harrington, Lee Snell and Joe Macarelli through the end of August 2017.

MOTION PASSED.

SALES/RENTAL APPLICATIONS:

Sales:

875, Brennan to Fiat, closing 5/9/17.

815 Achourey to Kearney, closing 5/27/17

MOTION was made by Clayton Harrington and seconded by Keith Matthei to approve the two sale applications, as submitted.

MOTION PASSED.

CORRESPONDENCE:

891 – Landscape Change Request: MOTION was made by Joe Macarelli and seconded by Keith Matthei to approve the Landscape Change Request with the stipulation that the owners remove the plants.

MOTION PASSED.

It was the consensus of the Board that the Association has not in the past and still has no intention of removing living plants.

Irrigation and Buildings: Joe Macarelli read his report, a copy of which is attached and made a part of these original minutes.

Grounds and Bylaws: Ron Springall reported that Beech Tree has resolved some trimming maintenance issues.

MOTION was made by Ron Springall and seconded by Lee Snell to approve the Beech Tree bid of \$1,115.00 to install and remove trees, as attached.

MOTION PASSED.

Insurance, Financial and Budget: Insurance policies expire in June.

Pool, Pool Area and Pest Control:

MOTION was made by Lee Snell and seconded by Keith Matthei to accept the bid from Tamas Vincze of \$12,000 to replace the pool deck, paint and repair cracks on the pool rim and install new depth markers.

MOTION PASSED.

MOTION was made by Lee Snell and seconded by Keith Matthei to accept the bid from Tamas Vincze of \$3,215 to remove the concrete side walk outside of the pool fence and install pavers.

MOTION PASSED.

The pool will be closed for about 5 days. Lee Snell will get the actual start date so the community can be notified.

MOTION was made by Lee Snell and seconded by Joe Macarelli to approve the bid submitted by John Russell of \$4,622.12 to purchase and replace the cabinets at the pool.

MOTION PASSED.

There are old chairs that appear to have been donated. These will be removed. Lee Snell will contact the manufacturer of the Association's pool chairs and request that the chairs be repaired. Mr. Snell will purchase a larger trash receptacle for the pool area and will purchase a new toilet seat for the men's room.

Pest Control: Clayton Harrington spoke with a representative from Hoskin's Pest Control who claims to be billing bi-monthly. Management will contact Hoskin's payables department. In addition, the rep on site will contact Management one week prior to the interior treatment next year so that owners can be properly notified.

Safety: To be covered under Unfinished Business.

JWFOA Representative Report: Clayton Harrington reported nothing new. They are waiting for a decision on the truck lawsuit. The Annual Audit has been released. Owners can pick up a copy at the Master Association's Management Company's office.

Lee Snell was excused at 11:00 A. M.

#### UNFINISHED BUSINESS:

Replace Electric Box at 809: Installed – remove from the agenda.

Pool Deck Surface: Covered.

Placement of Yield or Stop Signs on the Circle: It was the consensus of those present to trim the shrubs, where possible, to increase visibility and revisit this matter in the fall.

Lamppost Repair, Painting, and Post Light Installation: It was the consensus of those present to have a group of volunteers' clean, paint and straighten the Lampposts. Tony will continue to replace the fixtures as needed.

Driveway at Unit 890 Refinished by Sarasota County is below Community Standard: The County has made improvements to the driveway surface. The owners of unit 890 are willing to accept the improvement. This matter is closed.

#### NEW BUSINESS:

Legal Opinion – Pavers at the Pool and as a Driveway Surface: It was agreed by those present to poll the owners for a consensus of pavers as an acceptable driveway surface. The Board is still waiting for the opinion regarding the pool deck.

Bylaws: Article 1.1 Office: MOTION was made by Ron Springall to remove the Management Company's address from the documents. MOTION died from the lack of a second.

Declaration: Article 9.2 – Garage Door: Ron Springall volunteered to Chair a Committee to address this issue along with other possible amendment proposals.

Rules and Regulations: Article 10: To be reviewed by Ron Springall's Ad Hoc Committee.

Rules and Regulations: Item 3, Page 3 – Lamppost Lights: To be reviewed by Ron Springall's Ad Hoc Committee.

Cable Not Buried – Units 817, 823: The lines have been buried.

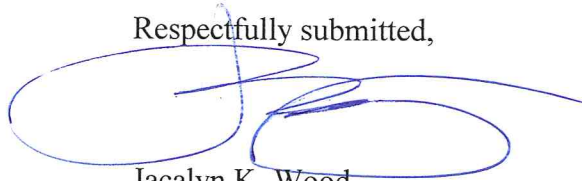
Oak Tree behind 889/891 – lack of grass: Joe Macarelli stated that he would speak with Hank from Beech Tree and ask if the area can be cleaned up. He will also walk the property with Hank to review trees that may need to be trimmed.

MOTION was made by Lee Snell and seconded by Joe Macarelli that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:32 P. M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jacalyn K. Wood', with a large, sweeping flourish extending to the right.

Jacalyn K. Wood  
For the Secretary

# Report Board of Directors Irrigation System - Sprinklers

5/15/17

Joe Macarelli met with electricians from Bob's Electric and Florida Power & Light on April 24 and replaced a rusted and burnt out electrical control box outside 807. Joe Macarelli met with Beach Tree irrigation specialists, pump specialists and electrical engineers to correct pump operation inconsistencies in the pump house. This required a second electrical engineer visit to further correct issues highlighted through investigations performed by Joe and Keith. This second visit did correct pump operation issues within a few hours. At this time Joe, Keith and Mike Bittman are reviewing the entire irrigation system. We have noted to the irrigation specialist over eighteen improperly operating heads. It is anticipated there will be at least a dozen more.

## Main Sprinklers -

Bob's Electric reviewed the current wiring for the sprinkler pumps and found that while confused they are both individually wired with individual breakers as needed. Bob's Electric correctly rewired pump controls to facilitate the individual operation desired by the irrigation specialist. At this time both pumps are operating as required

## Repairs

Repaired issues at  
809- 881

Replaced wiring behind 809

Replaced two valves 810 were stuck open,

A handwritten signature in cursive script, appearing to read "Joe Macarelli". The signature is written in black ink and is positioned below the text of the report.

# Beech Tree Landscape Maintenance, Inc.

## Country Club Villas

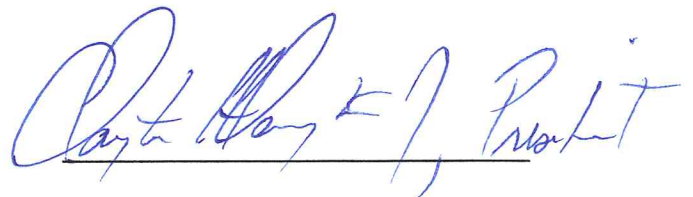
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1. The contractor shall install 1- Foxtail palm 25 gallon in back of unit 869. (250.00)
2. The contractor shall install 1- Foxtail palm in front of unit 833. (250.00)
3. The contract shall install 1 Bougainvillea 15 gallon in back of unit 861. (200.00)
4. The contractor shall install Silver Buttonwood tree 25- gallon in back of unit 867. (250.00)
5. The contractor shall remove and replace 11- Ligustrum shrubs at dead end street in front of unit 869. (165.00)

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Joseph H. Johnson

Date \_\_\_\_\_



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Authorized Representative

Date 5/15/17

Sent to Hank 5/19/17

**NOTICE**  
**BOARD OF DIRECTORS**  
**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**WEDNESDAY, APRIL 26, 2017**  
**AT THE VILLAS POOL AREA**  
**7:00 P. M.**

1. Call to Order.
  
2. Proof of Notice of Meeting and Established Quorum.
  
3. Pool Deck:
  - a. Selecting a Contractor.
  - b. Selecting Paver Colors.
  - c. Selecting the Pattern of the Pavers.
  
4. Driveways:
  - a. Pavers as an Approved Surface.
  - b. Acceptable Paver Patterns.
  - c. Acceptable Paver Colors.
  - d. Acceptable Paver Sizes.
  
5. Adjournment.

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.  
WEDNESDAY, APRIL 26, 2017  
7:00 P. M.**

Present: Clayton Harrington, President, Ron Springall, Vice President, Keith Matthei, Treasurer, Lee Snell, Secretary, Joe Macarelli, Director, and owners in the audience.

The meeting was called to order by the President, Clayton Harrington, at 7:09 P. M. at the Association pool area, 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.

**POOL DECK**

Selecting a Contractor: MOTION was made by Ron Springall and seconded by Joe Macarelli to accept Tamas Vincze as the contractor to install the pool pavers.

MOTION PASSED.

Selecting Paver Colors: MOTION was made by Keith Matthei and seconded by Ron Springall to accept Harvest Moon as the pool paver color.

MOTION PASSED.

Selecting the Pattern or the Pavers: While the paver size was agreed upon, it was the consensus of the Board to meet with Tamas and discuss a pattern. Additional conversation with Tamas will include the sidewalk and what accommodations will be made for the restroom and pump room doors.

**DRIVEWAYS**

Pavers as an Approved Surface: Prior to moving forward the Board will seek a legal opinion on the authority to allow pavers as a driveway surface. The concern is that it may be a material change and alteration to the common element and therefore may require a vote of the owners.

MOTION was made by Lee Snell and seconded by Keith Matthei that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:04 P. M.

Respectfully submitted,



Lee Snell,  
Secretary



**NOTICE**  
**BOARD OF DIRECTORS**  
**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**MONDAY, APRIL 17, 2017**  
**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 February 20, 2017.
4. Resignations/Appointments.
5. Review of Financial Report.
6. Correspondence: 819 – Landscape Change; 894 – Landscape Change; 821-823 – Installation of Turf .
7. Committee Reports:
  - A. Irrigation and Buildings.
  - B. Grounds and By Laws.
    1. Sod Replacement Units 861, 869, 871.
    2. Replace 11 Hedges.
    3. Replace a tree at Units 833, 861, 867, 869.
  - C. Insurance, Financial and Budget.
  - D. Pool, Pool Area, Pest Control.  
Hoskins – Entry Notice, Billing.
  - E. Safety.
  - F. JWFOA Representative's Report.
8. Unfinished Business:
  - a) Replace Electric Box at 809.
  - b) Pool Deck Surface.
  - c) Extended Parking on Driveways Overnight.
9. New Business
  - a) Legal Opinion Roof Replacement.
  - b) Paving the Circle including Low Style Curbs.
  - c) Irrigation Rust Problem – Driveways and Walkways.
  - d) Placement of Yield or Stop Signs on the Circle.
  - e) Unit Owners Dispute if Their Roof Needs Replacing.
  - f) Standing Water Issue.
  - g) Community Yard Sale.
  - h) Lamppost Repair, Painting and Post Light Installation.
  - i) Bylaws: Article 1.1 Office.
  - j) Declaration: Article 9.02 – Garage Door.
  - k) Homeowners Information Newsletter.
  - l) Rules and Regulations: Article 10.
  - m) Cable Not Buried Units 817, 823.
  - n) Driveway at Unit 890 Refinished by Sarasota County is below Community Standard.
10. Sales/Rental Applications.
11. Adjournment.