

**NOTICE
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
TUESDAY, OCTOBER 31, 2017
AT THE OFFICES OF KEYS-CALDWELL, INC.
1162 INDIAN HILLS BLVD., VENICE
9:30 A. M.**

1. Call to Order.
2. Black Algae in the Pool.
3. Document's Committee Report.
4. Adjournment.

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
TUESDAY, OCTOBER 31, 2017
9:30 A. 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 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.

Black Algae in the Pool: Aqua Doc has stated that the black alga needs to be treated as soon as possible. Treatment will take place next week.

Document Committee Report: References to 'Declaration of Restrictions' will be changed to read 'Declaration of Condominium'. The report submitted does not address responsibility of the repair/replacement of the roofs. The roof responsibility was covered under a separate amendment. No further action was taken.

The meeting was adjourned at 10:34 P. M.

Respectfully submitted,

Lee Snell
Secretary

NOTICE
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, OCTOBER 16, 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 September 18, 2017.
 - a. Revise Garage Sale MOTION 4/17/17 Minutes.
4. Resignations/Appointments.
5. Review of Financial Report.
6. Sales/Rental Applications: None.
7. Correspondence: Cars parked in two separate driveways, 811; Water intrusion, 809; Exterior Stucco Repair, 834; Replace Front Lanai Screen, 888; Lanai Flooding, 888; Install Hurricane Shutters, 888.
8. 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.
 - G. Document Revisions/Proposed Amendments.
9. Unfinished Business:
 - a) Placement of Yield or Stop Signs on the Circle.
 - b) Roof Leaks – Proposed Amendment.
10. New Business
 - a) Board / Owner to do List Before, During and After Storms.
11. Adjournment.

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, OCTOBER 16, 2017
9:30 A. M.**

Floor Open to Owners' Comments: Owners were not asked for comments. It was an over site and not done intentionally.

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

The meeting was called to order by the Vice President, Ron Springall, at 9:32 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.

Mr. Springall recommended that since he was not present in person, that Joe Macarelli Chair the remainder of the meeting. Mr. Macarelli agreed to Chair the remainder of the meeting.

Reading and Approval of Minutes of Last Meeting, September 18, 2017: MOTION was made by Lee Snell and seconded by Ron Springall to approve the Minutes of the Meeting of September 18, as presented.

MOTION PASSED.

Revise Garage Sale MOTION 4/17/17 Minutes: MOTION was made by Lee Snell and seconded by Ron Springall to remove the line ".....and subject to Master Association approval." from the MOTION.

MOTION PASSED.

Resignations/Appointments: None.

REVIEW OF FINANCIAL REPORT: Keith Matthei reported that spending is under budget mostly because of the Insurance costs. The Grounds Committee Chairs were asked to spend the remaining budget amount along with an additional \$1,000 that was a 2016 project expensed on the 2017 budget. The 2018 proposed budget will be worked on within the next 4 – 6 weeks, Committee Chairs were asked to submit their 2018 budget requests.

SALES/RENTAL APPLICATIONS:

CORRESPONDENCE:

811 - Cars parked in two separate driveways and people living in the garage: It was reported that the garage door is being closed but that cars remain in the driveway. It was requested that

Management write a letter to the owner of 811 and remind the owner that cars are to be parked in the garage.

809 - Water Intrusion: Joe Macarelli reported that there is water intrusion in the bedroom and bathroom area that has stained the rugs and water logged the bathroom vanity. Outside that area drip line had been installed by the owner and it appears an animal has chewed thru the drip line. It appeared extremely likely that the damaged drip line could have caused this damage. The recommendation is to waterproof the outside of the structure and to repair the drip line and cover it with mulch or stone. No action was taken at this meeting. This item will remain on the agenda.

834 – Exterior Stucco Repair: Joe Macarelli reported that he and George, the irrigation specialist for the community, inspected the area and found no operating irrigation lines in the vicinity. Mr. Macarelli recommended that owners contact their insurance agent. No further action taken at this meeting. This item will remain on the agenda.

888 – Replace Front Lanai Screen: MOTION was made by Lee Snell and seconded by Ron Springall to approve the replacement of the aluminum and screen, as submitted.

MOTION PASSED.

888 - Flooding on Lanai: Robin Blair thanked Joe Macarelli for coming over so quickly when the flooding was reported. Mark Blewett, with Mark Blewett Excavating, will be asked to look at the area of concern and offer suggestions. No action taken at this meeting. This item will remain on the agenda.

888 – Install Hurricane Shutters: MOTION was made by Ron Springall and seconded by Lee Snell to approve the installation of accordion pleated hurricane shutters on unit 888, as submitted.

MOTION PASSED.

It was the consensus of the Board that accordion hurricane shutters be an approved style allowed in the community.

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: The Documents Committee is covered later on the agenda.

MOTION was made by Joe Macarelli and seconded by Lee Snell to have Mr. Macarelli contact Beechtree to remove the storm debris.

MOTION PASSED.

Insurance, Financial and Budget: No additional report.

Pool, Pool Area and Pest Control: Lee Snell reported that the toilet and urinal have been repaired. Thanks to Joe Macarelli and Dave Long for securing the pool furniture during the storm.

It is suspected that the grounds crew, postal deliverer and garbage men are using the restrooms. Mrs. Macarelli tripped over a loose pool tile which has since been secured. The sprinkler system is hitting the walkway. Joan Erdin reported that the pool rules sign was removed prior to the storm and that it needs to be reinstalled.

Lee Snell reported that Tamas will return, pressure wash the new tile and apply another layer of sealer.

Pest Control: Joe Macarelli reported that he continues to work on extracting the animal behind unit 885.

Safety: Doug Moore would like a January fire extinguisher inspection at the pool. In the mean time, owners need to be notified of which extinguisher is required. It was recommended that an email be sent to the owners with the extinguisher specifications. Joe Macarelli volunteered to hand deliver the notice to those that do not have email.

JWFOA Representative Report: No report.

Document Revision/Proposed Amendments: Ron Springall recommended a meeting be scheduled to discuss the proposed amendments with the Board. The Board will meet in early November. After the Board reviews the proposals, a meeting with the owners prior to December 15 will be scheduled to obtain owner opinion.

UNFINISHED BUSINESS:

Placement of Yield or Stop Signs on the Circle: It is believed that there is a safety issue here and the Board will consider installing signs.

Roof Leaks – Proposed Amendment: Joe Macarelli reported that he and Clayton Harrington met with the attorney to discuss the health and safety of roof leaks. Joe Macarelli stated that he is working on speaking with each owner in the units of the buildings where the roofs need to be replaced. Once this information is gathered, the Board will have a better idea of what they are up against. Two of the five remaining buildings have made plans to reroof in January, 2018.

NEW BUSINESS:

Board/Owner to do List Before, During and After Storms: Ron Springall recommended surveying the owners for suggestions on procedures for before, during and after a storm. It was the consensus of the Board to move forward with the survey. Ron Springall has the list of email addresses.

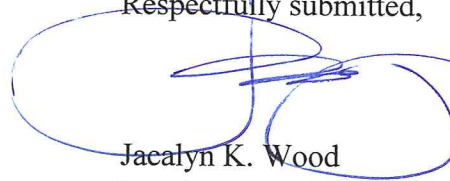
Open Floor: It was requested that the 'Welcome' sign at the entrance be removed. The approved color of pavers to be installed on the driveway and walkways of unit 822 and 824 is Stabil Harvest Moon.

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

MOTION PASSED.

The meeting was adjourned at 11:02 A. M.

Respectfully submitted,



Jacalyn K. Wood
For the Secretary

Building and Landscape Activities

Summer 2017 & 10/17/17

BUILDING

Team of residents painted all light poles

Team of residents added two umbrella tables and three umbrellas to the pool area.

Complete replacement of pole light fixtures.

LANDSCAPE

Removed diseased palm trees – 899-890-892-835

Trimmed oak tree behind 891

Removed dead bushes – 813-815-834-819

Removed and replaced bushes along 869-871-905

IRRIGATION

Completed irrigation pump rewire

Reconciled numerous irrigation issues

LAWN

Replaced area in front of 817

HURRICANE IRMA

Several resident teams aided in the installation of hurricane shutters, clearing and replacing pool equipment and loose pool furniture.

Replaced main sprinkler control panel at the pool building. Reset several bent bushes.

Issues September

Resident at 888 is experiencing excessive flooding inside the lanai areas during summer rains. Asked advice of Beach Tree who felt this was beyond their capability. Contacted an excavation contractor.

Resident at 809 experienced internal flooding in living room and bath area. Reviewed with irrigation specialist who pointed out that the soaker line was compromised and in need of repair which was accomplished.

Pool Control panel mistakenly shut down for two weeks causing several residents to complain of drying lawns. Corrected