

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, DECEMBER 11, 2017
9:30 A. M.**

Floor Open to Owners' Comments: None.

Present: Joe Macarelli, President, Ron Springall, Vice President, Lee Snell, Secretary, Judy Liston, Treasurer, Joe Claro, Director, Jackie Wood for Management, and owners in the audience.

Prior to the commencement of the meeting, Mr. Macarelli asked that owners wait to be recognized before speaking and be respectful to your neighbor.

The meeting was called to order by the President, Joe Macarelli, 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 and mailed to owners of record 14 days 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, November 20, 2017: MOTION was made by Judy Liston and seconded by Lee Snell to approve the 3 year contract with GAB Robbins that includes the first year cost of \$750 and the following two year's cost of \$550 each.

MOTION PASSED.

(for: Macarelli, Snell, Liston, Claro – opposed: Springall)

MOTION was made by Joe Claro and seconded by Lee Snell to approve the Minutes of the Meeting of November 20, 2017, as presented.

MOTION PASSED.

Resignations/Appointments: Joe Macarelli stated that with the turnover of Board members, the responsibilities have shifted as well. The list will be posted at the pool.

Joe Claro – Irrigation.

Ron Springall – Landscaping, Bylaws.

Lee Snell – Pool, Pest Control.

Judy Liston – Finance, Insurance.

Joe Macarelli – Buildings.

Mr. Macarelli recognized that notification to owners needs to be improved. Ron Springall distributes a newsletter thru email; please contact Ron if you would like to receive the newsletter and are not. Mr. Springall stated that all but 12 owners have signed the required form to allow

emailed notifications.

REVIEW OF FINANCIAL REPORT: Judy Liston reviewed the end of month November Statement of Operations and reviewed accounts over and under budget. It was requested that Beechtree submit bills that are more detailed for proper expense classification.

Judy Liston stated that she would like to go back to owners replacing their own plants. Ron Springall said that he understood the arrangement to be that if a plant dies, the Board will have it removed and will replace it only if the original plant was not purchased by the owners. Plants purchased by the owners will be replaced by the owners.

Joe Macarelli explained 1) that the Electrical Feed Upgrade line item was established to address the electric feeds that enter the buildings. Over the years these lines have become exposed and need to be buried and possibly upgraded; and, 2) the Common Area Drip Line expense is specifically, for just that. The Board intends to address areas where the rust is spraying on structures.

SALES/RENTAL APPLICATIONS: None.

CORRESPONDENCE:

837 - Request to move the white plastic fence at the pool to extend the common social area: Joe Macarelli stated that he will look into this. This will be a material change and alteration to the common element and will require a vote of the owners.

COMMITTEE REPORTS

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

Joe Macarelli stated that the Board will look into removing the rust from the water.

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

Insurance, Financial and Budget: No additional report.

Pool, Pool Area and Pest Control: Lee Snell reported that Tamas will return, pressure wash the new tile and apply another layer of sealer. The pool lights are not fixed.

Joe Macarelli stated that he is looking for volunteers to paint and upgrade the pool restrooms.

Pest Control Bids: It was the consensus of the Board to enter into a Pest Control contract with

PestShield. Joe Macarelli will contact PestShield. Management will terminate Hoskin's.

Safety: Joe Macarelli reported that a Notice will be distributed to the owners in January/February that will include the days and times of fire extinguisher inspections and costs to recharge or replace the extinguishers. The inspectors will come to the individual homes.

JWFOA Representative Report: Clayton Harrington reviewed the Master Association Meeting, a copy of that summary is attached and made a part of these original minutes.

Document Revision/Proposed Amendments: No report.

Garage Sale Committee: The application has been approved. The Committee report is attached and made a part of these original minutes.

MOTION was made by Ron Springall and seconded by Joe Claro to approve a community garage sale on January 13, 2018, from 7:30 A. M. to 12:30 P. M.

MOTION PASSED.

(for: Macarelli, Claro, Springall – against: Snell, Liston)

MOTION was made by Ron Springall and seconded by Judy Liston to have the Circle traffic be one way (counter clock wise) during the garage sale hours.

MOTION PASSED.

AdHoc Committee: MOTION was made by Ron Springall and seconded by Joe Claro that an Adhoc Committee be formed to set guidelines for volunteers.

MOTION PASSED.

(for: Macarelli, Claro, Springall – against: Snell, Liston)

Judy Liston pointed out that the guidelines are covered in the Insurance Policies.

UNFINISHED BUSINESS:

Placement of Yield or Stop Signs on the Circle: MOTION was made by Ron Springall and seconded by Lee Snell to authorize the purchased 3 – 15 mph speed limit signs and 2 Yield signs.

MOTION PASSED.

Placement of these signs has not yet been determined. Joe Macarelli will present a map to the owners showing the proposed placement prior to any installation of the signs.

Speed Limit Sign Bids: \$15 for Stop and speed limit signs; \$19 for Yield signs.

NEW BUSINESS:

Fire Extinguisher Bids: Covered.

Approve 2018 Budget: MOTION was made by Lee Snell and seconded by Judy Liston to approve the 2018 budget as presented to the owners.

MOTION PASSED.

Ron Springall suggested that the prior year end totals be included as a budget column. Mr. Springall expressed his concern that only 7 expense items show an increase. Mr. Springall had a misunderstanding as to how the maintenance income was calculated. Mr. Springall showed concern that the Insurance line item was not increased.

New Management Company Contract: MOTION was made by Judy Liston and seconded by Lee Snell to approve the Management contract with Sunstate Management, effective 1/1/18.

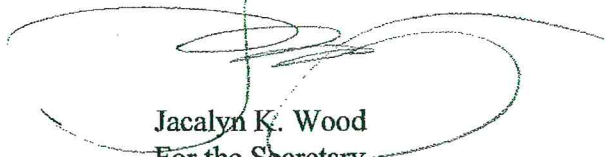
MOTION PASSED.

MOTION was made by Ron Springall and seconded by Lee Snell that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:23 A. M.

Respectfully submitted,



Jacalyn K. Wood
For the Secretary