

# Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting  
Monday, February 19, 2018 at 9:30am  
Jacaranda Country Club

\*The Meeting Agenda was posted on site on Friday, February 16, 2018. At some point prior to the meeting the Agenda was taken down and not all homeowner's saw it. The Board and residents present at the meeting discussed the situation and ultimately decided to have the meeting since it was posted and some people saw it. Ron Springall objected to having the meeting. \*

**CALL TO ORDER:** The meeting was called to order by President Joe Macarelli at 9:36am.

**DETERMINATION OF A QUORUM:** A quorum was established with President Joe Macarelli, Vice President Ron Springall, Treasurer Judy Liston, Secretary Lee Snell, and Director Joe Claro. Also present was Kim Barrett of Sunstate Management.

**PROOF OF NOTICE:** The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

**APPROVAL OF MINUTES:** **MOTION** made Lee Snell, seconded by Joe Claro to approve the minutes from the January 15, 2018 meeting. Motion passed unanimously.

**APPOINTMENTS/RESIGNATIONS:** None.

**FINANCIAL REPORT:** Judy Liston reported on the January 31, 2018 financials as presented. A correction needs to be made and the Winchester Cleaning payment will be moved to pool repairs. The Association's net income is \$1,848.00. Overall the Association is in good standing financially. **MOTION** made by Lee Snell, seconded Joe Claro to accept the January 31, 2018 financials as presented. Motion passed unanimously.

**SALES/RENTAL APPLICATIONS:** Four homes are pending sales. The Master Board is concerned that Country Club Villas is not vetting new buyers and renters properly. The Board of Directors approves Sales and Rental Applications.

## **CORRESPONDENCE**

- a. Expansion of the Pool House- The Board discussed putting a prefabricated shed next to the Pool House to store the chairs. Joe M. will research options and pricing so the Board can budget for the purchase for next year. The Board will also get the opinions of homeowners who live by the pool.
- b. Painting of the Restrooms- Frank Christman completed the work.
- c. Pavers- 892/890- The County will begin work to replace the pavers with pavers that are similar in color to the existing pavers.
- d. Windows 898- Replacement windows have been approved.
- e. Lanai 853- Expansion of the lanai has been approved.
- f. Repair of 834- Unit has been repaired and painted.
- g. Rodent Issue- The Association needs to find a solution for the rodent issue. A homeowner recommended Good New Pest Control. She has used the company in the past with good results.
- h. JCCV website is not up and running at this point. Kim will reach out to the website designer to make sure it is running as soon as possible.
- i. 886/888 Issue- The gutters have been approved.
- j. Circle Newsletter- The February edition of the Circle Newsletter has been distributed. Owner's Directory has been distributed to owners.
- k. 881 Pavers- Unit was previously approved to put pavers behind the unit.

**MOTION** made by Lee Snell, seconded by Joe Claro to approve the Correspondence. Motion passed unanimously.

## **COMMITTEE REPORTS**

a. President's Report- Presented by Joe Macarelli.

Joe Macarelli thanked Ron Springall for doing a great job on the Circle Newsletter. If you have not received a copy of the Newsletter or Directory, contact Joe Macarelli or Ron Springall. Fire extinguisher inspections will be on March 9th at 9am. Owners are to leave the extinguisher by the front door. If the extinguisher needs to be replaced, Joe Macarelli will notify you. If the extinguisher needs to be recharged there is a \$16 fee that is the owner's responsibility. After getting three bids for the electrical feed repairs, Venice Electric has been awarded the job. The traffic signs have been moved by Joe Claro and Ron Springall. Joe Macarelli, Joe Claro and Ron Springall attended the Board Certification class. Joe Macarelli attended the HOA#1 Town Hall meeting where the Master Board discussed draft amendments that they have been working on. **MOTION** made by Lee Snell, seconded by Judy Liston to approve the President's Report. Motion passed unanimously.

b. Irrigation Report- Presented by Joe Claro.

o Pool Clock Issues

- Split drip line at the pool.
- 825- Split drip line.
- 831- Broken pipe along edge of the driveway.
- 831/833- Non-functioning head between the building.
- 835- Rotor head not functioning properly.
- 843- Broken head in the back of building.
- 847- Broken pipe along the driveway and garage wall.

o Clock at 809 Issues

- 801- Head shaft has splits.
- 809- Broken head at the corner of the driveway.
- 813- Head at the driveway is not functioning correctly.
- 815- Broken head at the corner of the driveway and a broken pipe in the garden area.
- Several zones are non-functioning. This is an ongoing issue and was reported previously as needing to be rewired. A quote of \$451 has been obtained. This quote will cover the parts and labor to rewire 6 of the 9 zones affected by the wiring issues.

**MOTION** made by Joe Claro, seconded by Lee Snell to approve the \$451.00 to repair the non-functioning zones. Motion passed unanimously.

c. Buildings- Reported by Joe Macarelli

- Previously discussed.

d. Communication- Reported by Ron Springall

- Ron Springall will speak to homeowners and get their input on what items they would like to have included in the Circle Newsletter.

e. Insurance and Financial/ Budget- Reported by Judy Liston

- No Report

f. Grounds and Maintenance- Reported by Ron Springall

- Ron Springall proposed a 3-part proposal for expenditures.
  - i. \$200 or less needs to be approved by 1 director, other than the director making the request.
  - ii. \$200-\$500 needs to be approved by the President and 2 directors.
  - iii. \$501 or more needs to be approved by a majority of the Board.
  - iv. Judy Liston expressed concern regarding the proposal and making sure that Association stay on budget.
- Replacing the Palm Tree between 828 and 834 will cost \$250.
- Replacing the bushes behind unit 815 will cost \$15.
- Replacing a tree at 891 will be at the owner's expense.

- Several bushes have been replaced at the owner's expense. The homeowner wanted to replace the bush with mulch or another bush. Since the bush was not dead, it was the owner's responsibility.
- Unit 891 inquired about making landscaping changes and was given the necessary forms to be filled out. The Unit owner proceeded with the landscaping changes without approval. The Board will look at the plants and see if they are Association approved plants. If they are not approved plants, management will send a letter stating that they are not in compliance.
- The Board discussed irrigation and if there was need to increase the amount of water dispersed.
- g. Pool Area-Pest Control- Reported by Lee Snell
  - Lee Snell inspected the pavers and replaced several of them.
- h. Safety Report- Reported by Joe Macarelli
  - Previously discussed.
- i. JWHOA#1- Previously discussed
  - Previously discussed.
- j. Committees- Reported by Ron Springall
  - Committees are completed and have been posted by Ron Springall.

#### **VOLUNTEER RECOGNITION**

- The Board would like to recognize and thank the following volunteers for all their hard work.
- a. Chuck Ford- Website Communication, Safety Committee
- b. Frank Christmas- Painting
- c. Mary Ellen Snell- Beautification
- d. Diane Long- Holiday Organization, Yard Sale
- e. Kris Memole- Yard Sale, Painting, Documents
- f. Sheila Hawkins- Yard Sale, Painting
- g. Tricia Macarelli- Yard Sale, Painting
- h. Doug Moore- Safety Committee
- i. Diane Sanborn- Documents
- j. Ron Springall- Communication Booklets, Circle Newsletter
- k. Mike Bitman- Electric Feeds, Irrigation

**BYLAWS:** The proposed changes to the Bylaws have been approved by the Board and will be voted on by the members at the Annual Meeting. There are only 3 changes being proposed. One being changing Keys Calwell to Sunstate Management, another is changing the meetings to every month. The third is adding the definition of disposal to Article 9.2.

#### **UNFINISHED BUSINESS**

- a. Electric feeds- Previously discussed.
- b. Signs- Previously discussed.

**NEW BUSINESS:** None.

**HOMEOWNER'S COMMENTS:** None.

**ADJOURNMENT:** With no further Association business to discuss, Lee Snell motioned to adjourn the meeting at 10:44am.

Respectfully submitted by  
 Kim Barrett/LCAM  
 For the Board of Directors of Jacaranda Country Club Villas