

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting
Tuesday, July 10, 2018 at 10:30am
Jacaranda Public Library

Call to Order: The meeting was called to order by President Joe Macarelli at 10:33am.

Determination of a Quorum: A quorum was established with Joe Macarelli and Joe Claro present and Ron Springall via conference call. Absent were Judy Liston and Lee Snell. Also present was Kim Delaney with Sunstate Management.

Proof of Notice: Meeting Notice was posted more than 48 hours in advance in accordance with the Association's Bylaws and Florida Statute 7.18.

Approval of Minutes: **MOTION** made by Ron Springall, seconded by Joe Claro to waive the reading and approve the minutes from the May 21, 2018 Board of Directors Meeting. Motion passed unanimously.

President's Report: Presented by Joe Macarelli.

- There is a continuous issue with crab grass within the Association. Joe M. has met with the current landscaping company and two other companies to discuss a long-term plan to improve the grounds.
- Trees need to be trimmed. There are several units that have branches hanging over the roof.

Financial Report

- The Board reviewed the May Variance Report submitted by Judy Liston. (copy attached)
- The line items in the budget were discussed. It was suggested that some of the items be clarified or combined.

ARC Requests

- a. 824- requests replacing their windows with impact windows. **MOTION** made by Ron Springall, seconded by Joe Claro to approve the request. Motion passed unanimously.
- b. 894- requests replacing their windows with impact windows. **MOTION** made by Ron Springall, seconded by Joe Claro to approve the request. Motion passed unanimously.
- c. 803- requests to enclose the front area and add pavers. **MOTION** made by Joe Claro, seconded by Ron Springall to approve the request. Motion passed unanimously.

Correspondence

- a. THE CIRCLE Newsletter: Joe M. will be sending information to Ron so he can compose the Newsletter. Management will post the newsletter to the website and send an eblast to homeowners informing them that the newsletter is online.
- b. Owner's Directory: Revisions have been made to the Owner's Directory and revised copies have been ordered.

Committee Reports:

- a. Irrigation Report- submitted by Joe Claro
 - Joe C. reviewed the Irrigation Report. (copy attached)
 - There were several broken heads.
 - The clock behind 895 was replaced. All the clocks are currently working.
- b. Landscaping/ Grounds

- The palm tree behind 871 has been removed and replaced.
 - Sod is needed between the driveways of 892 and 894 due to damage caused by work done by Sarasota County. Ron will speak someone at the county.
 - It is the Association's responsibility to improve the grounds. Joe M. is obtaining quotes to replace the sod.
- c. Buildings
- The Board discussed painting the buildings and who is responsible for painting.
 - The Documents state that the Homeowner is responsible for painting their unit.
 - Pool Building- need quotes and estimated remaining life of roof and painting.
- d. Insurance
- Insurance Policy was renewed on June 19, 2018.
 - The Board would like to invite Mike Angers from Brown and Brown to the November Board Meeting to answer insurance questions from homeowners and Board Members.
- e. Pool
- The pool furniture is in poor shape and needs to be replaced.
- f. Pest Control
- Interior pest control should be done in October and April. Management will contact Pest Shield to set this up.
- g. JWHA #1
- No report.
 - The Board is still waiting for information regarding the mill and fill of the roads. Management will follow up with the Master Association representative.

Unfinished Business: None.

New Business

- a. Tree Trimming
- Hardwood trees need to be trimmed. Branches need to be cut back from the roofs.
 - Received 3 proposals.
 - Ultimate Tree Service- \$5,500
 - Precise Landscaping- \$6,800
 - Brinks Tree Service- \$8,000

Resident Comments: None.

NEXT MEETING DATE: Monday, August 20, 2018 at 10:30am at the Jacaranda Public Library.

ADJOURNMENT: With no further Association business to discuss, Joe Macarelli adjourned the meeting at 11:12am.

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

Variance Report for May 2018

1-Legal/Accounting is \$597 (71%) under monthly straight lined budget because we had our 2018 tax return prepared in March. This is the normal \$250 annual charge for the return and we had no legal expenses in April and a small credit in May.

2-Insurance is \$3151 (7%) under monthly straight lined budget because our premiums went down June 2017.

3-Maintenance/Repairs/General is \$237 (11%) over budget because of ABC Fire Extinguishers testing, which was not budgeted (\$198).

4-Electrical Feed Upgrade is \$5880 (52%) of the annual budgeted amount. This is a one time expense to upgrade 4 buildings that had "bare" wiring. All buildings were inspected and no more need to be upgraded so this account will be underspent the rest of the year.

5-Pest Control -Interior is \$75 (6%) under budget.

6-Landscape Replacement/Supplies is \$1102(88%) under budget because most of the expense occurs in the fall/holidays. (Note this is after \$250 for a new foxtail palm at 834 is moved out of this account to 6101.01 "New Shade Trees".)

7-(Trim)Palm Trees over 15' is \$1042 underbudget (*This is missing the George Brink bill for about \$1,000 for tree trimming 4/24 which wasn't turned in until June 4*).

8-Irrigation repairs is \$787 (64%) under monthly straight lined budget because we had almost no expenses in April and \$0 expenses in May. (We spent \$451 to wire 6 zones in March.)

9-New shade trees is \$250 (50%) of the annual budgeted amount, due to the new foxtail palm planted at 834 replacing one that died.

10-Pool contract/repairs is \$460 (21%) over the monthly straight lined budget because Winchester cleaning cabana pool deck is budgeted in "Maintenance/Repairs general" but charged to Pool since it really belongs to pool and should have been budgeted there.

11-Water/Sewer is \$417 (42%) under the monthly straight lined budget.

13-Electricity is \$441(18%) over the monthly straight lined budget. Winter months are normally the most expensive so this should get back on track as the year progresses.

14-Interest expenses for the PAC loan to pay our annual insurance premium is \$742 over monthly straight lined budget because it was budgeted as part of "5200-Insurance" but actuals need to be journalled as a separate line item for Balance Sheet and P&L purposes. It should have been budgeted here but budgets don't get moved.

15-Bad Debt expense is \$6810 which was not budgeted. We are writing it off because the statute of limitations expired per our attorney.

16-Net loss is \$1923 for May (\$2478 net income YTD).

Remaining items are on budget or had no expenses for the month.

Judy Liston

Finance & Insurance

Irrigation Report

July 10, 2018

828 – Broken Head replaced. Broken pipe repaired.

841/843 – Broken head replaced.

865 – Broken head replaced.

883 – Coverage issue resolved. Spray pattern impeded by overgrown grass.

884 – Adjustable head reset to appropriate spray pattern.

897 – Capped head that was soaking the post on the side of the building resulting in rot.

897/899 – Replaced the malfunctioning clock panel.

All clocks and systems are functioning normally. Watering cycle adjustments have been made to compensate for the warmer weather.