

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Budget Meeting
Monday, December 11, 2018 at 9:30am
Jacaranda Country Club

Call to Order: The meeting was called to order by President Joe Macarelli at 9:30 am.

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

Proof of Notice: Meeting Notice was mailed and posted 14 days in advance in accordance with the Association's Bylaws and Florida Statute 7.18.

Approval of Minutes: **MOTION** made by Lee Snell, seconded by Ron Springall to waive the reading and approve the minutes from the November 19, 2018 Board of Directors Meeting with corrections. Motion passed unanimously.

President's Report: Presented by Joe Macarelli. (copy attached)

- Discussed the website and how many people are receiving/opening the emails.
- Pest Shield will be performing interior pest services on Thursday, December 10 at 8am.
- Road Repairs- JWHA#1 has received quotes to repair the roads. The estimated cost is \$107,000.
- Pool furniture has been ordered.
- Discussed the overspray on buildings. The tank pressure has been changed which may have caused more overspray. The Board will consult with Hank and George to see if there is a resolution.
- **MOTION** made by Lee Snell, seconded by Joe Claro to approve the president's report. Motion passed unanimously.

Financial Report: None.

ARC Applications/Requests

- 898: Requested wooden planks be removed from tree and tree be trimmed. Completed by Ron.
- Discussed 905 lights. The lights remain on, David Poole has replaced the bulbs and homeowner unscrews them, so the light is not on continuously.
- Front lights: The right side is not working. **MOTION** made by Lee Snell, seconded by Joe Claro to have Venice Electric inspect the lights. Motion passed unanimously.

CORRESPONDENCE:

- a. Directory- Management is working on making sure the website is up to date.

Committee Reports:

- a. Irrigation Report: Presented by Joe Claro.
 - Front walls and pool fence were pressure washed. Unfortunately, the rust will return.

- Discussed irrigation and the nozzles that need to be repaired.
 - The Board will investigate the wells to see if they can figure out which well the rust is coming from.
- b. Buildings
- The Association's water bill was unusually high. The flow valve has been replaced and should rectify the issue.
 - Sarasota County Health Department sited the Association for not testing the pool daily. They will return in 30 days to reinspect.
- c. Grounds
- The grounds are improving, and the green is greener than it has been in the past.
- a. Vice Presidents Report
- Vehicles are prohibited from being parked in the street. There is a car that has been parked outside continuously. Management will send a letter to the owner.
 - The Board discussed the 2 homeowners that are in arrears; both have passed away. Ron would like homeowners in arrears to be discussed in meetings if more than 2 quarters behind.
 - **MOTION** made by Ron Springall, seconded by Judy Liston to pressure washing the front wall be amended to include pool building, storm drain, mailboxes, and fire hydrants in the future. A discussion followed. The Board voted 4 in favor (Ron, Joe M., Joe C. and Lee), and 1 no (Judy). The motion passes.
- d. Pool Areas
- The Association is waiting on pool furniture to be delivered.
- e. Pest Control
- Interior pest control will be conducted on Thursday, December 13th by Pest Shield.
- f. JWHOA #1
- Reached the amount needed for the amendments and the amendments passed.
- MOTION** made by Joe Claro, seconded by Ron Springall to accept the committee reports. Motion passed unanimously.

Unfinished Business:

- a. Pool Area Expansion- will be discussed at a later date.
- b. Garage Sale
- Approved by JWHOA#1.
 - **MOTION** made by Ron Springall, seconded by Joe Claro to approve the Association Garage Sale to be held on Saturday, January 19, 2019. Motion passed unanimously.
- c. 2019 Proposed Budget
- Homeowner questioned why the increase was only \$25 if trying to make the property look nice.
 - Judy explained the projects that have been included in the budget. Drip lines will be spread over 3 years. Previous Board overspent on the pavers, the money will be made up over 10 years. Pool furniture will cost around \$10,000 and will be split over the next 2 years.
 - Judy reviewed the proposed 2019 budget. Discussed insurance and possible increase due to hurricanes.

- The Board discussed the cost of renting the meeting room at the Country Club verses having the meetings at the Jacaranda Library at no cost. Management will schedule the Board meetings at the library for 2019.
- Judy reviewed and discussed the reserves and the reserves schedule.
- The Board discussed the curb appeal program and mulching. **MOTION** made by Ron Springall, seconded by Joe C. to increase the mulch line item to \$1150. There was a discussion about the curb appeal program and how some homes do not receive the benefits of the program due to the location of the home. Motion passed unanimously.
- **MOTION** made by Ron Springall, seconded by Lee Snell to accept the proposed 2019 budget as discussed and read with the quarterly assessments increasing to \$725 per quarter. Motion passed unanimously.

New Business: None.

Resident Comments:

- Homeowner feels that driveways should be Association responsibility. The Association's documents state that the homeowner is responsible to maintain and clean the driveways.

NEXT MEETING DATE: With no further, Association business to discuss Lee Snell adjourned the meeting at 11:03am.

Respectfully submitted by

Kim Delaney/LCAM

For the Board of Directors for Jacaranda Country Club Villas

**REPORT OF THE PRESIDENT
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
DECEMBER MEETING
MONDAY, DECEMBER 10, 2018
JACARANDA COUNTRY CLUB 9:30 A. M.
MISSION STATEMENT**

- 1. KEEP ALL RESIDENTS OF JACARANDA COUNTY CLUB VILLAS INFORMED OF ALL ISSUES IMPACTING OUR COMMUNITY.**
- 2. ENSURE PRESERVATION OF JCCV PROPERTY VALUES RELATIVE TO THE PREVAILING MARKET PLACE.**
- 3. MAINTAIN STEWARDSHIP OF THE JCCV COMMUNITY APPEARANCE, FINANCES, INSURANCE, SAFETY AND SECURITY.**

BOARD CONTACT INFORMATION

Residents should contact Joe Macarelli 603-554-7279 with issues requiring board resolution

COMMUNICATION

The Circle Telephone directory is available on the JCCV website. I have a small quantity for those that do not have access to the website.

The Board is attempting to improve communications with Jacaranda West Homeowners Association #1 herein identified as HOA1. In September we were sent a proposal for changes to the HOA1 covenants. These changes are mostly expansions of long standing association covenants. Communications observed over the last weeks reveals that there are residents unaware of the changes proposed. All JCCV residents should have received a detailed explanation of these changes that they may vote to approve or disapprove of the issue at hand.

We have requested improvements in all areas as we believe JCCV residents should have firsthand regular communication from our governing Board.

If a resident would like to post information and/or announcements within the bulletin board, they can bring the posting to me and it will be added to the bulletin board during the next weekly change-over.

We have noticed that many residents are not referencing the JCCV website and calendar for information regarding the association. It is feared the inconsistent updating of website information may be the root cause for the lack of interest. In the coming year we will be monitoring the site weekly with an eye for improving content. Meanwhile please feel free to advance to me any comments, suggestions for improvement or announcements you would like to have included in the JCCV website.

CORRESPONDENCE

Any resident that desires to make an improvement such as this is required to submit a request in writing to the board.

If a resident desires to make a change to their existing landscape, this change also requires the approval of the board and a written request including a diagram of the proposed changes with a listing of the plantings proposed. A complete list of approved plantings is available at the website.

If a resident desires to take advantage of the bi-annual rental option, the resident is required to submit a request to the board detailing the proposed rental period and the anticipated renter involved. The board will then return written approval information within fifteen business days. Please note; only entire dwellings may be leased and for a period of not less than six months.

PEST CONTROL

The application semiannual application of environmentally friendly insect control products within the residential areas will take place on December 13 2018. Any resident experiencing pest issues should contact Joe Macarelli.

Note: PestShield will not respond to calls from residents.

HOA1

Joe Macarelli and past president Clayton Harrington – HOA1 Secretary, continue to work with HOA1 on improvement of the road. One difficult roadblock is the issue of constant water piping repairs occurring between 815 and 841 which slows HOA1 resolution of road safety. The Board has stressed that this is a county issue and will be addressed by the county when a leak occurs. To that end, a multi-year improvement plan for the JCCV road has been submitted by HOA1 road committee for budget consideration. The HOA1 board has agreed to earmark monies for the improvement of our road although the exact amount has not been finalized. We will continue solicit the HOA1 board to ensure this proposal moves forward.

LANDSCAPING

Of serious concern is water staining of multiple areas and buildings of the circle. A corollary to this is the appearance of the landscaping in and around buildings especially during the dormant months. The board is proposing a multi-year plan to alleviate these issues. Until such time as this can be completed we have suspended the proposed repainting of the residences. Joe Claro is working with Beechtree Landscaping to reduce sprinkler spray on buildings and structures while improving plant and lawn irrigation systems. We have spoken with New Life Systems to investigate other options and found there is nothing viable for reducing iron. We will continue to aggressively redirect the nozzles to reduce spay on structures.

POOL and BUILDINGS

The board has agreed to move forward toward improvement of the pool and buildings appearance. Over the next few years we will be purchasing pool furniture; tables, chairs and lounges that have been recommended by a committee of residents chaired by Diane Long. Further Lisa Claro has put together a group of residents to develop a painting scheme going forward. While budget constraints prohibit these recommendations from immediate implementation the board has agreed to an approach that should be completed before the end of 2022. The first installment will be to replace some of the pool furniture. This has been purchased and will be delivered in December. The buildings painting will commence after the irrigation systems are completed. Any suggestions for paint colors and schemes are appreciated.

BUDGET

The Board has completed its budget review and has developed a budget for 2019. As the budget is not yet been finalized the proposed budget will be presented at the annual meet. The HOA-1 has however been approved and it was reported at the annual meeting that the \$300 annual membership payment will remain the same.