

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting
April 15, 2019 at 10:30am
Jacaranda Public Library

CALL TO ORDER: The meeting was called to order by President Joe Macarelli at 10:30am.

DETERMINATION OF THE QUORUM: A quorum was established with Joe Macarelli, Joe Claro, Ron Springall, Judy Liston and Lee Snell. Also present was Kim Delaney from Sunstate Management.

PROOF OF NOTICE: Meeting Notice was posted 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 February 11, 2019 Board of Directors meeting minutes and the March 11, 2019 Organizational meeting minutes. Motion passed unanimously.

INSURANCE PRESENTATION: Mike Angers from Brown and Brown Insurance spoke to the members regarding the Association's insurance. There was a discussion explaining what the Association's Insurance is responsible for and what is the Homeowner's Insurance responsibility.

PRESIDENT'S REPORT: Presented by Joe Macarelli. (copy attached)

- Joe presented the idea to have an informational sign installed at the entrance of the Circle.
- 25 Directories will be ordered.
- Welcoming committee- Several homeowners have volunteered, and they will be contacted.
- Compliance Committee- The Board would like to form a compliance committee to assist in notifying homeowners of issues that are their responsibility to correct.
- 1st phase of pool furniture has been completed.
- 1st phase of drip line project is completed.
- Ron has done exceptional work to improve the landscaping to the units and it is greatly appreciated.
- Pest control and fire extinguisher inspections were completed in March. Homeowners will be charged accordingly for recharges. The charge will be added to their quarterly invoice.
- **MOTION** made by Ron Springall, seconded by Joe Claro to approve the President's Report as presented. Motion passed unanimously.

TREASURER'S REPORT: Presented by Judy Liston. (copy attached)

- Judy reviewed the March 31, 2019 financial report as presented.
- As of March 31, 2019, the Pool Reserves are \$18,667.
- The Association is currently on budget.
- **MOTION** made by Lee Snell, seconded by Joe Claro to approve the Treasurer's Report as presented. Motion passed unanimously.

ARC APPLICATIONS/REQUESTS:

- 895- **MOTION** made by Lee Snell, seconded by Joe Claro to approve the window replacement request for unit 895. Motion passed unanimously.

CORRESPONDENCE:

- a. The Circle Newsletter: Joe M. will be providing The Circle Newsletter to Kim for distribution via email. It will also be posted on the website.
- b. Owner's Directory: Joe C. and Kim have been working on updating the directory.

COMMITTEE REPORTS

IRRIGATION AND BUILDINGS: Presented by Joe Claro.

- Joe discussed the drip line project. The first phase has been completed.
- Cabana restroom doors have been repaired so they will not blow open anymore.

GROUNDS/VICE PRESIDENTS REPORT: Presented by Ron Springall. (copy attached)

- Issues with cars being parked in the turn around at 869 Country Club Cir.
- Personal items are being stored at the rear of the unit. The Rules and Regulations currently state that personal items must be brought in daily. The rule should be amended.
- Curb appeal- Homeowners have been working hard on keeping the Association looking nice.
- Violation of Documents- patios- 72ft article 9.04.2
 - 20 units have patios, 16 exceeding 72ft
 - Would like to discuss expanding square footage maximum and allowing retractable awnings.
- Unit 890 root- Ultimate tree service ground root
 - Beechtree will backfill the area with sod, soil, and put the pavers back in place. \$260
 - **MOTION** made by Ron Springall, seconded by Joe Macarelli to approve \$260 to be coded to the maintenance/repairs general line item. Motion passed unanimously.
- Joe M. and Joe C. will assist Ron with landscaping while he is gone.
- **MOTION** made by Joe Claro, seconded by Lee Snell to approve the Vice President's Report as presented. Motion passed unanimously.

INSURANCE

- The property had an appraisal done and the Association's value increase by .5 million.

PEST CONTROL

- Pest Shield is monitoring the rodent activity.

POOL AREAS

- The Cabana roof needs to be pressure washed. Kim will get it scheduled.

SAFETY REPORT

- Joe M. reviewed the fire extinguisher test results and charges.

JWHOA#1

- Refinishing of the roads will be done in June or July.

MOTION made by Lee Snell, seconded by Joe Claro to accept the committee reports as presented. Motion passed unanimously.

UNFINISHED BUSINESS:

- a. Pool Area Expansion- The Board will discuss at a later date.
- b. 899 Oak Tree- The tree root has been ground and the pavers have been reinstalled.

NEW BUSINESS:

- a. Compliance: The Board would like to form a compliance committee. They are asking for 3-5 volunteers who are not board members or spouses of board members.
- b. Parking on Street Overnight:
 - o **MOTION** made by Ron Springall, seconded by Lee Snell to propose, effective immediately, the Turn-a-rounds located at 869 & 903 shall be a NO PARKING ZONE unless otherwise temporarily approved by the President of the Association. The President shall issue a PARKING PASS outlining the applicable date(s) and time(s). The parking pass must be displayed on the dash of the vehicle while parked in the no parking area. Unauthorized parked vehicles will be removed at the expense of the owner. A discussion followed, and the board voted. The motion carried with 4 Yes Votes (Ron S., Joe M., Joe C. and Lee S.) and 1 No Vote (Judy Liston).
- c. Patios:
 - o **MOTION** made by Ron Springall, seconded by Joe Claro proposing, effective immediately, that Rules & Regulations Section 10 Item 5 be renumbered to become Item 5a) ALSO Add a **new sub-section numbered 5b) to read as follows:** Not Withstanding Item 5a) patio furniture) may be stored on an approved patio and a BBQ (no propane tank permitted as per Fire Safety Rules section 3 item 2) may be stored at the rear of a Unit. In the event the unit is vacant for 30 days or more the items need to be placed in the garage. Motion passed unanimously.
- d. Unit Keys: Florida Statute states that the management company needs keys to all units in the case of an emergency. Joe C and Kim will work on identifying what keys we have, and which ones are needed then inform the homeowner.
- e. Communication Sign at Entrance: Joe Macarelli proposed installing a communication sign at the entrance to the Association. The Board discussed the pros and cons of the idea. **MOTION** made by Joe Macarelli, seconded by Joe Claro to approve the installation of a communication sign at the front entrance. The motion did not pass with 3 No Votes (Judy L., Lee S., and Ron S.) and 2 Yes Votes (Joe M. and Joe C.).

HOMEOWNER COMMENTS:

- o Homeowners discussed rental issues. Jacaranda Country Club Villas is obligated to follow the rental restrictions provided by the JWFOA#1 documents, which is no more than twice per year and needs to be a 6 month minimum.

ADJOURNMENT: With no further Association business to discuss, Lee Snell adjourned the meeting at 12:16pm.

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.
APRIL MEETING
MONDAY, APRIL 15, 2019
JACARANDA LIBRARY 10:30 A. M.**

KEEP ALL RESIDENTS OF JACARANDA COUNTY CLUB VILLAS INFORMED OF ALL ISSUES IMPACTING OUR COMMUNITY.

Communication

The Board is committed to improving communication to our individual residents-both computer aware and those not 'plugged in'.

We continued E-blasts notifying residents about upcoming events such as annual meeting, extinguisher testing and pest control applications.

An additional 25 resident directories will be made available with Joe Macarelli to any interested resident. The Board believes these communication vehicles could be better and are soliciting the help of residents to develop a more accurate and up-to-date Circle Directory. Further, the board will propose that a permanent notice board be installed at the entrance/exit island to notify those residents not yet 'plugged in' of upcoming events.

We would also like to develop a Welcoming Committee to plug in the new residents currently arriving. We are also soliciting for residents interested in serving on the compliance committee.

Ron Springall, Grounds Chair, and Joe Claro, Irrigation Chair, have worked with vendors to develop and publish notification schedules for the services required within the Circle. Further, we plan to improve The CIRCLE to be more about circle AND HOA1 goings-on. These schedules are posted at the website. The board has requested that a suggestion site be available within the website. This is currently in the development stage.

ENSURE PRESERVATION OF JCCV PROPERTY VALUES RELATIVE TO THE PREVAILING MARKET PLACE.

In 2018 the Board initiated several campaigns with an eye to solidifying and improving our property values. Some improvements were developed for immediate concerns while others were more long-term fixes.

1. Pool Furniture

The board determined that the appearance of the pool area is a major contributor to the opinions of prospective buyers as to the desirability of ownership. Several residents accepted the challenge of improving the pool appearance. This began in 2016; with installation of the pool pavers in 2017 and continued in 2018 with replacing the pool area counter. Later the BOD approved improving the pool furniture which became, by economic necessity, a multiyear initiative. The second installment of this initiative-chairs and tables- will occur in the December.

2. Grounds and Buildings

In January Joe and the landscape team began a multiyear initiative that should reduce staining of the Circle structures. Instead of sprinkler heads along driveways we will be installing drip lines thus reducing spray on structures and driveways.

During the spring/summer we will further trim back the trees that infringing on roofing. This is over and above the palm tree trimming of over 90 palm trees in the fall.

The board further worked with Sunstate Management to improve the adjacent waterway. An additional March cleanup effort was underway to further reduce lily pads and landscape infringement into the waterway.

Board member Ron Springall offered his valuable expertise to several resident areas and vastly improved landscaping appearances within those areas.

Joe Claro began the work of improving the pool building by contracting the repair of the restroom doorways.

MAINTAIN STEWARDSHIP OF THE JCCV COMMUNITY APPEARANCE, FINANCES, INSURANCE, SAFETY AND SECURITY.

Finances

The board continued the financial focus of Country Club Circle to ensure all requirements regarding the Circle reserve big ticket replacements and/or repairs have been accounted for within the Circle reserves budget. Judy will discuss this within the financial report.

Insurance

The board has requested that Mike Angers, our insurance representative to speak with residents at this April meeting and answer any issues or questions the board or the residents may have. As stated previously within the very detailed and complete write-up submitted by Judy Liston, our representatives reviewed quotes from over twenty carriers continuing to add dollars to the \$47K plus dollars they had already saved the association. The board is hoping Mike can dispel any misgivings or at least provide an explanation that residents will understand concerning the effort expended to retrieve the lowest insurance premiums available.

Safety

The board continued fire extinguisher inspections in March. Sixty-five units were inspected. Thirty-two were deemed acceptable while sixteen had to be recharged and thirty-three required replacement as they were either too small or expired. Also in March the board also initiated semiannual pest exclusions inside and out.

The board initiated several meetings with the HOA1 roads committee in an effort to improve road appearance. It had been stressed that the significant cracks in the road pose a safety hazard. In January the HOA1 board agreed to embark on a multi-year improvement program aimed at road replacement. In March HOA1 approved the monies for a multiyear road replacement initiative.

Variance Report for March 2019.

1-Legal/Accounting is \$737 vs \$2000 budget. This was for the attorney's response to the lien foreclosure at #811, so we've spent 1/3 of the budget in 1/4 of the year. (This is after a correcting JE to be done in April to move \$250 for the tax return from 5010 Legal/Accounting to 5011 Accounting.)

2-Insurance is \$24,810 YTD vs \$26,750 straight line budget, so we are slightly under budget.

3-Pest control is \$725 YTD vs \$2880 budget, so we on target of \$720 per treatment for 4 treatments per year.

4-Rodent Control is \$195 YTD vs \$720 budget (\$60 per month) so we are on target though evidently this service is now \$65/month.

****5-Landscape Replacement/Supplies is \$869 YTD vs \$1000 budgeted for the year. This is after moving \$90.96 reimbursed to "Marsha Edgerton" in January to the books for JWFOA#1. The \$869 in February is \$830 to Beechtree for new plants/bushes and \$40 for rust remover chemical. This account is spent for the year, unless we free up money in some other account. (Two were for jatropha trees replacing palm trees that had died and the soil needed to "rest" before planting another palm. Normally we have charged new trees to 6101.01 Tree Replacement which has a \$500 budget for 2 palm trees, but we can't plant palms because of the soil issue.)**

****6-Common Area Mulch is really \$1283 YTD vs \$1150 budgeted for the year. This is mulching at the front wall and various common areas including the inside of the front wall at 801 as outlined in Ron Springall's report to the Board. This includes \$117.17 spent March 8 that Ron Springall coded to "6100.07 Repair Lamp Poles" because the board voted to use that money on mulch.... the \$117.17 of mulch expenses will be journaled to 6100.06 Common Area Mulch. That maintains the accounting practice of charging expenses for what they actually are (mulch) and letting the variance report explain that we aren't really over budget because the board authorized using unspent money from "6100.07 Repair Lamp Poles".**

****7-Drip lines in common areas has spent \$26.50 YTD vs \$6300 budgeted for the year. Hasn't this project started? Where are the big bills??**

8-Pool Contract Repairs is \$1492 YTD vs \$4600 budgeted. This is \$290 in January, \$692 in February and \$510 in March. This is \$342 over the monthly straight-lined budget.

9-Water/Sewer is \$452 YTD vs \$1875 budgeted for the year or \$17 under the monthly straight-lined budget. (\$210 in January when we had a water leak in the bathrooms, and \$82 in February, \$161 in March).

10-Electricity is \$1767 YTD vs \$5400 budgeted for the year. (\$747 in January, \$445 in February and \$574 in March). We are \$417 over the straight-lined budget which is normal for this time of year.

Pool Reserves thru 1st quarter (March 31) are \$18,667.

Remaining items are on or under budget.

The A/R Aging report shows all units are up to date except #811 that the bank is foreclosing. This unit owes \$1730.

Net Income YTD is \$4239.

**** items are suggested for board discussion.**

Judy Liston
Finance & Insurance

Jacaranda Country Club Villas
Directors Meeting
April 15, 2019
Grounds & Vice-President Report

1. General Comments:

1a). Turn-a-Round 869/903

Numerous complaints have been received from Owners & Venders re: vehicles parked in the "Turn-A-Round" located at 869 & 903. It has been suggested that the Board designate the Turn-A-Round areas "**No Parking**"

1b). MOTION: Effective immediately the Turn-a-rounds located at 869 & 903 shall be a NO PARKING ZONE unless otherwise temporarily approved by the President of the Association. The President shall issue a PARKING PASS outlining the applicable date(s) and time(s). The parking pass must be displayed on the dash of the vehicle while parked in the no parking area. Unauthorized parked vehicles will be removed at the expense of the owner.

2. If approved suggested wording for "NO PARKING" sign:

<<<<<< **NO PARKING** >>>>>>
Unauthorized Vehicles Removed
At The Owners Expense

3. Storing of Personal Items

3a).) A concern was received that some Owners are storing personal items in the Common area at the rear of their Unit. Upon inspection the personal items stored were a bbq and patio furniture.

3b)) MOTION: Effective immediately Rules & Regulations Section 10 Item 5 be renumbered to become Item 5a) ALSO Add a **new sub-section numbered 5b) to read as follows:**
Not Withstanding Item 5a) patio furniture) may be stored on an approved patio and a BBQ (no propane tank permitted as per Fire Safety Rules section 3 item 2) may be stored at the rear of a Unit. In the event the residents are absent for 12 consecutive hours or more the BBQ must be stored in the garage.

4. Violations of Documents

4a) The writer received a concern that some Owners are in violation of the patio size rule (maximum 72 sq. feet) upon review of the installed patios the writer reports as follows :

Fifty-two (52) Units with no patio.

Twenty (20) Units have a patio.

Four (4) Units are 72 sq. ft. or less,

Eight (8) Units are 100 sq. ft.,

Three (3) Units are one hundred & ten (110) sq. ft.,

Three (3) Units are in excess of one hundred & thirty (130)sq. ft. and

Two (2) Units are in excess of two hundred sq. ft.

4b). In the writer's opinion, with the placement of tables, chairs and other items, the 72 sq.ft. size rule seems inadequate. The writer suggests that at a future meeting the Board discuss the feasibility of

amending article 9.4.2 by increasing the Patio size to a maximum of 100 sq. feet and further allow that an Owner may install a retractable awning to provide protection from the sun.

5. Grounds/Landscaping

5a). Unit 889 Tree Root

A large tree root is growing under the patio causing the patio stones to lift. The writer temporarily removed the patio stones to expose a full view of the root. Joe Macarelli authorized a tree expert to trim the top of the root which will cause the root to grow deeper into the soil. Beechtree has provided the writer with a quote of \$260.00 to backfill the area with top soil, replace the patio stones and install 30 sq. ft. of sod.

5b). Tree Trimming and Berry Branch Removal

The writer met with Beechtree representative "Hank" to review the trimming of branches and the removal of berry branches on trees within a height of 15' above the ground. The trimming is being done by Beechtree Maintenance staff as I speak, and the berry branches will be removed at the appropriate time.

5c). The writer also met with Joe Macarelli and Joe Claro to review the number of high trees that will require trimming this summer including the removal of berry branches.

5d). Owners request for landscape improvements were approved as follows:

801 Courtyard:

New: Downspout.

845 Courtyard:

New: Stone edging along walkway.

853 Rear:

New: 72 sq. foot patio.

863 Courtyard:

New: Stone edging along walkway;

New: Drip line to potted plants.

865 Courtyard:

Removal: 2 Dead plants

New: Stone edging along walkway;

New: 3 Grass & 1 Hibiscus plant.

888 Courtyard:

New: Stone edging along walkway;

New: Install drip Line;

New: add 10 plants;

New: cover with Pond Pebbles.

891 Rear:

New: Repair patio;

New: Repair tree root.

896/898 Area Between Garage Doors

New: Remove grass

New: Install drip Line;

New: add 3 plants;

New: cover with Pond Pebbles.

903 Courtyard:

Removal: 1 Dead plant

New: Stone edging along walkway;

New: add 11 plants.

A SHOUTOUT to Joe Mac & J.C. as they will look after my Ground Chairman duties for the next five months.

THANK YOU

Have a great summer, Sharon & I will miss you all. Maizie will surely miss all the attention you give her on our daily walks.

Respectfully submitted
Ron Springall

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NOK 1N0

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Sent from Ron's iPhone