

# Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting  
August 27, 2019 at 11:00 am  
Jacaranda Public Library

**APPROVED**

**CALL TO ORDER:** The meeting was called to order by President Joe Macarelli at 1103 am.

**DETERMINATION OF THE QUORUM:** A quorum was established with Joe Macarelli, Joe Claro, Judy Liston and Lee Snell. Ron Springall was absent. Also present was Lynn Lakel from Sunstate Management. Five residents in attendance.

**PROOF OF NOTICE:** Meeting Notice was posted in advance in accordance with the Association's Bylaws and Florida Statute 7.18.

**PRESIDENT'S REPORT:** Presented by Joe Macarelli.

We are here to discuss issues that we have had to address over the last month or so. We have surprises that we had to account for. We had two wells that we did not know we had that have collapsed. We have to replace those. We have an erosion problem along the big lake

**TREASURER'S REPORT:** Presented by Judy Liston

Judy presented the financial report. Judy mentioned that we have overpaid Pest Shield. Joe Macarelli changed the contract to quarterly instead of every other month. Legal is over budget due to Kim meeting with attorney regarding 811 foreclosure. Insurance is under budget. It went up in June due to annual renewal. Maintenance repairs general is \$773 versus \$3,000 budget. We can use this for landscape repair. Joe Macarelli mentioned that we have asked Beechtree to spend extra time on irrigation which equates to an extra \$140 which would go to irrigation repairs. Pool contract repairs is over budget because of the repairs to the pump. Judy went on to discuss the financial report in detail. Copy of report made a part of these minutes. **MOTION** made by Joe Claro, seconded by Lee Snell to approve the financial report as presented. Motion passed unanimously.

## **COMMITTEE REPORTS**

**a. Irrigation and Buildings:** Presented by Joe Claro.

Work has been completed to improve coverage in several areas that previously were not serviced adequately. We are continuing to look into solutions to combat the rust problem. Drilling to replace the two collapsed wells feeding the geo-thermal pool heater should commence this week.

**b. Ground Improvements/JWHA #1:**

Joe Macarelli stated that the roads are going to be done by the Master Association. No date has been scheduled to date. Joe Macarelli has arranged to meet with Beechtree on a monthly basis to see if we can improve landscape issues. Trimming is less than acceptable.

**MOTION** to accept committee reports was made by Joe Claro and seconded by Lee Snell. Motion passed unanimously.

**NEW BUSINESS:**

- a. **Well and Pool Expenditures** – What we are going to be spending on the well drilling is \$7850 and that would be the maximum with no extras. Pool expenditure coming up on the furniture. Diane Long is going to get the furniture cost prior to October meeting and then after budget approval will place the order.
- b. **Pond Bank** - The pond bank erosion between 831 and 833. The repair should be done after the rainy season which should be late October or November.

Judy Liston explained where the money for the pond bank repair, wells and Symbiont hook up will come from. The projects total \$15,248. Judy recommends we borrow from the \$35,000 that was moved into the reserves in June. We would pay for the projects now and then repayment in 2020, 2021, 2022 by raising reserves 17.65 for those years. We will have to have a dues increase next year of \$75 per quarter to \$800 for 2020.

**MOTION** to borrow from reserves \$7850 for the wells, \$1903 for pool hookup and \$5459 for pond erosion repair to complete the projects was made by Lee Snell and seconded by Joe Claro. Motion passed unanimously.

**HOMEOWNER COMMENTS:** Resident asked about how the Hearing Panel would enforce payment. David Long asked about resident inquiries on the website. The form is for comments, suggestions, requests, etc.

**NEXT MEETING: September 16, 2019**

**ADJOURNMENT:** With no further Association business to discuss, Joe Claro adjourned the meeting at 11:50am.

Respectfully submitted by  
Lynn Lakel/LCAM  
For the Board of Directors for Jacaranda Country Club Villas