

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting
October 21, 2019 at 10:30 am
Jacaranda Public Library

APPROVED

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

DETERMINATION OF THE QUORUM: A quorum was established with Joe Macarelli, Joe Claro, Judy Liston and Lee Snell. Ron Springall joined the meeting at 10:31 am. Also present was Lynn Lakel from Sunstate Management. 12 residents in attendance.

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 Joe Claro and seconded by Lee Snell to approve September 16, 2019 minutes as presented. Motion passed unanimously.

TREASURER'S REPORT: Presented by Judy Liston

As attached to these corporate records, Judy presented the financial report. Judy mentioned that the budget is tight and reported on variance report from last month. An owner asked about those in arrears. The court hearing for the foreclosure was Oct. 3. Once Sunstate receives certificate of title, Sunstate Management can send an invoice to the bank. Joe thanked Judy and Lynn for all of their hard work over the past 12 months. **MOTION** made by Joe Claro and seconded by Lee Snell to accept the financial report. Motion passed unanimously.

SALES/RENTAL APPLICATIONS: None. Joe expressed the importance of applications and background checks.

CORRESPONDENCE:

826 CCC – Would like to change their front door. **Approved.**

Geri DeJarnett - would like to have her name and phone number on the directory list. Owners feel this is not a good idea. They like that their information is protected.

MOTION made by Joe Macarelli and seconded by Joe Claro to accept correspondence.

COMMITTEE REPORTS

a. Irrigation and Buildings: Presented by Joe Claro.

The irrigation and the geothermal wells are all complete and in good shape. The two irrigation pumps failed and have been replaced. Both the wells are in excellent shape. Everything is done at this point minus the sod. That should be put in tomorrow if everything goes as planned. Joe has purchased some chemicals to get rid of the staining that is getting worse in the Association due to the pressure change and the overspray.

- b. Ground Improvements-** Joe Claro and Joe Macarelli reported that they meet with Beechtree landscaping to discuss status and requested improvements. The Association has been speaking with other landscaping companies. Divine Design has been in and met with a few members of the Board, and two more will be in to speak with the committee. Joe Claro and Joe Macarelli were thanked for all of their efforts with the landscaping during the summer. The rear midland front of the circle was reviewed, and the results were read to the owners. He spoke of the water flow behind 801-803. **MOTION** made by Ron Springall that the Association President or his designee immediately meet with representative of HOA #1 and demand that they honor their association's waterway responsibilities as outlined in the documents. Failure to remove all objects impeding the flow of water in the creek behind units 801-815 within 90 days may result in legal action. Joe explained that JWHA #1 and the county have both been contacted regarding this tract, and it has been determined that it is the responsibility of the Country Club. A letter is to go to the Country Club asking them for immediate cleaning out of the area as well as dredging of the area. Ron Springall rescinded his motion. Beechtree will be asked for a bid for the washout behind 841. Ron also asked that a letter be sent to 836 regarding his driveway. Ron Springall asked that the Association hire a handyman for the sole purpose of repairing 23 lamp posts. An owner mentioned that the lights on the sign are on all the time. **MOTION** made by Joe Claro and seconded by Joe Macarelli to approve the Ground Improvements Report. Motion passed unanimously.
- c. Compliance Committee Report** - David Long gave the compliance committee report. The first walk around was done on Friday, Oct. 4 using the guidelines determined at the September meeting. The Board let them know that they did a good job. No letters have been sent yet.
- d. Insurance Report – None**
- e. Pool/Pest Control–** No pool report. Pest Control – Joe is going to change the semi-annual walkaround because it was supposed to be done on Nov. 12 but it conflicts with the Associations budget meeting.
- f. Safety Report - None**
- g. JWHA #1 –** Roads are being worked on today – discussion was had regarding whether it was the Master Association or the County. Discussion was had regarding the roads.

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

UNFINISHED BUSINESS:

- a. Well and Pool Expenditures** – Is all set.
- b. Pond Bank** – Is taken care of.

NEW BUSINESS:

- a. Pool Furniture** – Joe Macarelli reported – the pool committee has asked for 32 chairs underneath and 14 chairs around the pool. The Association can do 20 chairs underneath and 14 chairs around the pool.

RESIDENT COMMENTS/INQUIRIES: An owner had a sod question. 891 – Tree was blown over. Landscaping Committee to take a look at this.

NEXT MEETING: Tuesday, November 12, 2019 – Jacaranda Library

Monday, November 18, 2019 – Jacaranda Library

ADJOURNMENT: With no further Association business to discuss, Joe Claro adjourned the meeting at 11:57am.

Respectfully submitted by

Lynn Lakel/LCAM

For the Board of Directors for Jacaranda Country Club Villas