

# Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting

May 18, 2020 at 10:00 am

Conference Call

**Approved**

**CALL TO ORDER:** The meeting was called to order by President Joe Macarelli at 10:00 am.

**DETERMINATION OF THE QUORUM:** A quorum was established with, Joe Macarelli, Joe Claro, Judy Liston and Lee Snell. Also present was Lynn Lakel from Sunstate Management. 6 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 THE PREVIOUS MINUTES:** **MOTION** made by Joe Claro and seconded by Judy Liston to approve the minutes from April 20, 2020. Motion passed unanimously.

**PRESIDENTS REPORT:** Joe Macarelli reported that the county is not responsible for drainage behind 801-805. HOA #1 needs to request environmental resource statement. The palm tree trimming was completed. We have a few trees that need to be treated with chemicals to revitalize the tree. We have a request to sale 840. Joe Claro made a motion to accept the president's report as presented. Seconded by Judy Liston and motion passed unanimously.

**FINANCIAL REPORT** Judy Liston gave the financial report. Copy of report is part of these minutes. Joe Macarelli discussed the insurance renewal in early June. Judy Liston suggested to update wind mitigation report.

**CORRESPONDENCE:** 865 – landscape and patio, 892 – pavers in setting area, 837 – replace patio block with pavers, 853 – remove hedge and plants to add patio, 861 – pavers for patio and stone in garden  
Joe Macarelli made a motion approve all requests presented. Joe Claro seconded motion and motion passed unanimously.

## **COMMITTEE REPORTS:**

- Irrigation and Buildings – Joe Claro reported that the electric at the front has been completed. There was a valve issue by 893. Fan in the pool building was replaced. Joe Macarelli reported that we are going to have to do something behind 801-805. It looks like HOA #1 owner of weir. SWFMUD says HOA #1 needs to request environmental resource application. When we spray the buildings for getting stains out. It is changing the color of the buildings that is underneath the stain. Judy Liston discussed painting of the buildings early next year. Joe Macarelli requested authorization to reconvene the painting committee. The painting committee needs to start to develop a plan for 2021. Lisa is chairman of the paint committee and wants to start it up in the fall. The Board agreed to initiate the painting program and to reconvene the painting committee for a March 2021 date.
- Compliance Committee – Needs to have more of input on how we do thing. David Long thinks compliance committee is a good tool for the board to use. David Long, Joe Claro and Joe Macarelli will sit down to discuss documentation. The idea is to go through all documents and clarify them. Discussion followed.
- Insurance – No discussion
- Pool Areas/Pest Control – Joe Macarelli concerned about the pest control budget. Rodent controls show not a lot activity but using a lot of product. Discussion followed.
- Safety Report – None

- JWHOA #1 – Roads will be mill and filled next year. Joe Macarelli wants a complete audited accounting for the last 7 years from HOA#1 of where JCCV money went and what was spent on JCCV.

Joe Claro made a motion to accept Committee Reports. Lee Snell seconded and motion passed unanimously.

**UNFINISHED BUSINESS:**

- Weir 801-805 – discussed in committee report

**NEW BUSINESS:**

- Cancel Annual Meeting for 2020 – Judy Liston made a motion to cancel the 2020 annual meeting. Joe Claro seconded and motion passed unanimously.
- Proxy Votes and Carryover - Lynn Lakel reported that 37 was needed for a quorum. We received 40 proxies and both items passed.
- Friends and Family – Judy presented 14.4 Occupancy by Friends and Family Amendment. A lengthy discussion followed. Judy Liston will rewrite the amendment.
- Vice President Vacancy - Lee Snell made a motion to appoint Joe Claro to fill the Vice President vacancy. Judy Liston seconded the motion and motion passed unanimously.
- Judy Liston made a motion to cancel July and August board meetings. Lee Snell seconded and motion passed unanimously.

**RESIDENTS COMMENTS:** Lee Snell asked about the schedule for the sprinklers.

**NEXT MEETING: Monday, June 15, 2020 – Conference Call 10:00 am**

**ADJOURNMENT:** With no further Association business to discuss, the meeting was adjourned at 11:25 am.

Respectfully submitted by

Lynn Lakel/LCAM

For the Board of Directors for Jacaranda Country Club Villas

Below is the variance report for April 2020:

1-Insurance is \$8995 vs \$9750 monthly budget since we expect an increase in June for the 2nd 1/2 of the year. Currently under budget by \$3016.

2-Maintenance repairs general is \$599 thru April vs \$3000 annual budget. This is largely due to Venice Electric work in the pool room for \$413 in April and \$111 for street light bulbs for 48 units in January.

3-Pest Control \$1450 for 2 bi-monthly treatments thru April vs \$2880 annual budget. (We budgeted for 4 treatments but are actually doing them every other month so 6 treatments by year end so this will be over budget.) (Needs correcting JE to move \$1450 from Rodent Control to Pest Control-Interior).

4-Rodent Control is \$260 for 4 treatments January-April vs \$780 annual budget. (Needs correctly JE discussed in item 3).

5-Landscape replacement/supplies is \$445 vs \$1200 annual budget. These were \$345 in March for 2 pittisporum, top soil at 841 and 6 copper leaf plants at the pool pump. Also 12 plants for the center island in January.

6-Common area mulch was \$1247 thru April vs \$1150 annual budget.

7-Irrigation Repairs was \$186 thru April vs \$3000 annual budget. This is after a correcting journal entry to move \$6335 from 6100.09 Irrigation Repairs to account 6101.03 "Driplines in Common Area"

8-The "Driplines in Common Areas" project finished in March. It cost \$6355 vs \$6400 budgeted.

9-Pool contract/repairs was \$1432 vs annual budget of \$4600. For January this was \$310 for pool cleaning and \$70 for new pool signs per the latest government regulations, \$382 in February (probably \$72 of chemicals), \$310 in March and \$360 in April including \$50 for chemicals.

10-Pool cabana cleaning is \$681 thru April vs \$2080 annual budget.

11-Electricity was \$1811 thru April vs \$5400 annual. It was over budget by \$12 because this is the coldest time of the year.

12-Bad Debt expense was \$725 thru April vs \$0 budgeted. This was the deficit the Board agreed to accept as part of the 811 mortgage foreclosure in February. We received \$4000 of the \$4725 owed.

13-In March we received a \$639.85 refund (going into Reserves) from Symbiont for the well pump that was not needed (that started the "need 2 new wells for the Geothermal heater" \$15K project in June 2019)

Remaining items either were under budget or had no expense to-date.

Reserves balance is \$45,470 thru the 2nd quarter.

Net income is \$2725 thru April. (which is amazing because driplines charged the entire \$6335 in March but the budget has it spread evenly over the 12 months.)

Six owners have not paid their April 1 dues and will receive written follow up.

Judy Liston  
Dir Finance & Insurance