

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting
December 15, 2020 at 10:00 am
Zoom Conference Call

Approved

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

DETERMINATION OF THE QUORUM: A quorum was established with, Joe Claro, Judy Liston and Lee Snell. Also present was Lynn Lakel and Thomas Jason from Sunstate Management. 9 residents in attendance.

PROOF OF NOTICE: Meeting Notice was posted in advance in accordance with the Association's Bylaws and Florida Statute 718.

APPROVAL OF THE PREVIOUS MINUTES: **MOTION** made by Lee Snell and seconded by Joe Claro to approve the minutes from November 16, 2020. Motion passed unanimously.

PRESIDENTS REPORT: President noted that all of the decorations in the area are looking great and festive.

FINANCIAL REPORT: Judy noted that legal and Insurance are both under budget for the year. Maintenance repairs/general are just under budget. Interior/Exterior pest control is slightly over budget. Rodent control and Lawn and Shrub contract are on Budget. Landscape supplies has been overspent and this is deliberate because of the overpayment in the Hurricane line item. Mulch and Palms are slightly over budget, due to excess spending from Insurance line item. Pool and Cabana cleaning is under budget. No owners are in AR aging. Variance report part of these minutes.

CORRESPONDENCE:

- 851 Windows – wants to put in Hurricane Impact windows.
- 801 Landscape Wants to remove the bushes on the side of the unit and back and replace them at their expense.
- 871 Porch Extension – Wants to extend the porch as most other in the area have done.

Judy Liston made a motion to accept the changes, Lee Snell Seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS:

- Irrigation and Buildings – Sprinkler leak was resolved
- Grounds – Some brown spots have been noted as sod begins to go dormant.
- Compliance Committee Report – David reported that there are no major changes in Compliance. There are 7 gas grills that are being stored in the back or sides of units. Background checks for leases should be something that should be looked into for future concerns. User friendly documents are necessary for the Owners and Residents to understand what issues are there, with regard to compliance. A potential Rules and Regulations change should be addressed, and it must adhere to the nature of the Documents. The Rules and Regulations should be updated to be more consistent with the welcome packet. A discussion was initiated regarding what is being given at closing for the new residents and there needs to be something that ensures that they are receiving all of the information needed.
- Insurance - Nothing to Report
- Pool Areas/Pest Control – Shed repair- hinges have been ordered, but not received yet. No Smoking area – The president noted that the Pool Area is a non-smoking area and a small sign is being made up for the pool area. A question was raised regarding the size of inflatables in the pool. This will require a change in rules.
- Safety Report – Nothing to Report

- JWHOA #1 – Nothing specific to address. Annual meeting was held in November, so no meeting for December. There are proposed guidelines for Garden Plots that they are attempting to approve. Next Board meeting will occur in January.

Lee Snell made a motion to accept committee reports. The motion was seconded by Judy Liston. The Motion passed unanimously.

MANAGERS REPORT: Nothing to Report

UNFINISHED BUSINESS:

- Compliance Letters – Letters will be going out in the next few days.
- Arrears – No Arrears noted.

NEW BUSINESS:

- **Welcome Packet** – A small article regarding the master Association to help Owners with an Overview of the HOA. Lynn will post to the website.

RESIDENT COMMENTS/INQUIRIES:

- John Russell made a statement regarding the area in the rear of several units, regarding the swamp area. SWFMD is responsible and has the authority to change water levels regarding the 100-year flood levels. This was done to mitigate water on the roadways during rainy times.

NEXT MEETING: Monday January 18, 2021 via Zoom meeting

ADJOURNMENT: With no further Association business to discuss, the meeting was adjourned at 10:45 am.

Respectfully submitted by

Lynn Lakel/LCAM

For the Board of Directors for Jacaranda Country Club Villas

To the JCCV Board:

Below is the variance report for November 2020:

1-Legal was \$465 in September and \$155 in June for the email exchange between Judy Liston and the attorney re (respectively):

1-move from Sabal Palm Bank to Centennial bank due to the TMR incident,

2-could we vote this summer/fall on a doc amendment to regulate non-rent paying tenants when an owner is not in residence. We decided to defer this to a vote at the annual meeting in March 2021 since we can't readily vote by mail outside the annual meeting.

Legal is \$4880 under budget for the year.

2-Insurance is \$9,120 vs \$9750 monthly budget. Insurance increased by 1.4% (rather than 16%) when our policies renewed in June, because we increased the hurricane deductible from 3% to 5% so that saved us about \$8000 annually. Currently under budget by \$6787 including the \$758 expense for the carpet damage and which was paid as part of the Association's insurance deductible. There will be another \$600 expense in December which we thought Beechtree had agreed to pay as part of the sprinkler head breaking a window at 891, but instead Beechtree directly paid \$1000 for the restoration at #891. So an additional \$600 will be part of the insurance deductible.

3-Insurance Appraisal was \$650, which is the last of the 4 year contract. This was done in April. Our insured value went up about \$400K to \$19,123,479.

4-Maintenance repairs general is \$2739 thru November vs \$3000 annual budget. This is due to \$76 in November for rust removal, \$150 in October for Badger Bob's Plumbing to test the leak at 834 and determine it was Sarasota County's responsibility, \$75 in August for backflow testing, \$86 rust remover in July, plumbing repairs in the pool Men's room \$337 and 2 light bulbs in June, Venice Electric work at the front entry lighting for \$1180 in May, a new fan in the pool room for \$413 in April and \$111 for street light bulbs for 48 units in January. This also includes \$236 for testing fire extinguishers in May. The \$1358.96 credit in September is due to moving \$600 SERVPRO expense to Lawn Contract since Beechtree agreed to pay that part of the repair when a sprinkler head blew off and did water damage at 891 and due to moving \$758.96 for carpet repair to insurance as part of the Association's insurance deductible. This account has about \$500 to last thru EOY. The \$600 SERVPRO expense will be moved to Insurance deductible as it was not part of the agreement with Beechtree....Beechtree agreed to pay the \$1000 restoration bill for 891 damage.

5-We had interior and exterior treatment in November for \$975 and got a \$725 credit from Pest Shield in August making our YTD expense \$3150 vs \$2880 annual budget. This will be over budget for the year by about \$300.

6-Rodent Control is \$585 for treatments January-November vs \$780 annual budget so this is on target.

7-Lawn/Shrub/Irrigation Contract is \$3441. This is "on budget" for the year.

8-Landscape replacement/supplies is \$3499 vs \$1200 annual budget. These were \$390 in October for sod at 853 and \$150 for palm removal at 809-811, \$100 in August for plants/lighting at the front entry island plus \$2400 for sod in 5 places, \$345 in March for 2 pittisporum, top soil at 841 and 6 copper leaf plants at the pool pump. Also \$100 for 12 plants for the center island in January. This is overbudget because we decided to spend some of the extra money saved by changing from 3% to 5% hurricane insurance deductible on sod.

9-Common area mulch was \$1247 thru November vs \$1150 annual budget.

10-Palm Trees over 15' is \$2550 vs \$3500 annual budget.

11-Misc Tree trimming is \$0 to date (budgeted \$1000).

12-Irrigation Repairs was \$448 thru October vs \$3000 annual budget.

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

14-Pool contract/repairs was \$3717 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, \$360 in April including \$50 for chemicals, \$310 in May including \$50 for chemicals, \$348 in June for cleaning and a new float rope (\$38), \$310 in July and August for cleaning and \$387 in September including \$77 for a new life ring, and \$310 in October and November.

15-Pool cabana cleaning is \$1948 thru November vs \$2080 annual budget.

16-Electricity was \$3929 thru November vs \$5400 annual. It is under budget by \$1500.

17-Interest expense--Insurance Loan was \$2356 thru November vs \$2800 budgeted for the year.

18-Bad Debt expense was \$725 thru November 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.

19-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.

Reserves balance is \$53,756 thru the 4th quarter.

Net income is \$16,917 thru November.

No owners are on the A/R aging for October 1 dues being late.

Judy Liston

Director Finance & Insurance