

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting January 18, 2021 at 10:00am

Via Zoom Conference Call

Approved

CALL TO ORDER: The meeting was called to order by President Joe Claro at 10:05am.

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. 6 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 Judy Liston to approve the minutes from December 15, 2020. Motion passed unanimously.

PRESIDENTS REPORT: Paint Project will be discussed under unfinished business.

FINANCIAL REPORT: The year end financials ended with a net income of over 14K and reserves over 54K. Legal and Insurance was underbudget. Maintenance repairs was minimally over budget. Pest control was minimally over budget. Lawn and Irrigation was minimally over budget. Landscaping was over budget. We used over budget money to trim Palms and hurricane cuts were extreme. Could possibly go back to twice a year. Most other line items were under or at budget.

MOTION made by Lee Snell and seconded by Joe Claro to approve financial Report. Motion passed unanimously.

CORRESPONDENCE:

- 811 Windows – Wants to install standard hurricane windows in the unit.
- ***Lee Snell made a motion to accept the changes, Joe Claro Seconded the motion. Motion passed unanimously.***

COMMITTEE REPORTS:

- Irrigation and Buildings – Valve issue has been resolved. Irrigation system is functioning well.
- Grounds – Mulch is in and the forgotten section by the entrance is being mulched.
- Compliance Committee Report – Nothing to report currently.
- Insurance – Mew MIT inspections need to be done for the villas. This is a budgeted item, and this is simple notification of the process. Lynn Lakel will send an eblast to advise of the process for the inspection. It is to be scheduled in the next month.
- Pool Areas/Pest Control – Doors are ready to go on the pool area, will be done soon. There was some noise from the heater, but all seems to be functioning appropriately. Some ants were noted.
- Safety Report- Nothing new other than Extinguisher inspections that will be upcoming in March. An eblast will probably be needed to let everyone know what the schedule is. There

was a discussion regarding the dryer vent inspections and clean out.

- JWHOA #1- There has not been a meeting since November. The next meeting is this Thursday. There was a drainpipe that empties into the lake and the Association must maintain the pipe. It will be an extensive cost.

***MOTION made by Lee Snell and seconded by Judy Liston to approve committee Reports.
Motion passed unanimously.***

MANAGERS REPORT: Nothing to Report currently

UNFINISHED BUSINESS:

- Paint Committee – There are some small changes that are needed prior to mailing out and
- e-blasting the list to the Owners. There will be an attachment that defines paint colors for each building. The ARC form should be used to get approval for the painting of units. There was a discussion regarding the pandemic and whether we should be doing this at this time.
- Website- eblasts need to go to the website. Some changes to the directory need to be made.

NEW BUSINESS:

- Speed Limit – Several people have complained about speeding in the Association. Speed bumps are an option, but it seems to be not very cost effective. There was a discussion regarding walkers and the need to reduce speeds in the community.

RESIDENT COMMENTS/INQUIRIES:

- A question was raised regarding the annual meeting being in person or in a zoom meeting. The proxy is still required and a note explaining the importance of the proxy is included in the first notice that will be mailed.

NEXT MEETING: Monday February 15, 2021 via Zoom meeting

ADJOURNMENT: With no further Association business to discuss, the meeting was adjourned at 10:40 am.

Respectfully submitted by

Lynn Lakel/CAM

For the Board of Directors for Jacaranda Country Club Villas

To the JCCV Board:

Below is the variance report for December 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. This expense will occur in January 2021. 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 \$7417 including the \$758 expense for the carpet damage and which was paid as part of the Association's insurance deductible and the \$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 \$3664 thru December vs \$3000 annual budget. This is due to \$875 in December to power wash the property walls at the front entrance and \$49.95 for a no smoking sign for the pool, \$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 left in Maint Repairs altho it is really an 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 is over budget for the year by \$270.

6-Rodent Control is \$625 for treatments January-December vs \$780 annual budget so this \$155 below budget.

7-Lawn/Shrub/Irrigation Contract is \$3441/month or \$41892 for the year. This is \$892 over budget.

8-Landscape replacement/supplies is \$4114 vs \$1200 annual budget. These were \$615 in December for rock replacing grass strips between driveways, \$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 \$2914 overbudget because we decided to spend some of the extra money saved by changing from 3% to 5% hurricane insurance deductible on sod and projects such as eliminating grass strips between driveways via rock areas and similar improvements.

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

10-Palm Trees over 15' is \$4848 vs \$3500 annual budget. This is \$1348 and a deliberate overspend using some of the unspent funds from legal because some palms were trimmed twice this year.

11-Misc Tree trimming (Oak trees) is \$0 for the year (budgeted \$1000).

12-Irrigation Repairs was \$718 thru December vs \$3000 annual budget. This is \$2218 under budget as we had less breakage than expected for a 40 year old system.

13-Tree replacement is \$250 for the new Sabal palm in front of 807-809 planted in December. Budget is \$1000 so this is \$750 favorable variance for the year.

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

15-Pool contract/repairs was \$4027 vs annual budget of \$4600 or under budget by \$572. 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 each month October-December.

16-Pool cabana cleaning is \$2108 thru December vs \$2080 annual budget. This is over budget by \$28.03.

17-Electricity was \$4608 thru December vs \$5400 annual. It is under budget by \$792.

18-Interest expense--Insurance Loan was \$2554 thru December vs \$2800 budgeted for the year. This is \$245 favorable variance because we avoided the insurance premium increase by increasing our deductible from 3% to 5%.

19-Bad Debt expense was \$725 thru December 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.

20-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 \$53,757 for the year.

Net income is \$14,845 thru December.

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