

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting April 19, 2021 at 10:00am
Via Zoom Conference Call

CALL TO ORDER: The meeting was called to order by President Joe Claro at 10:08 am.

DETERMINATION OF THE QUORUM: A quorum was established with, Joe Claro, Judy Liston and Lee Snell, Katie Derrohn and Ron Springall. Also present was Lynn Lakel and Thomas Jason from Sunstate Management. 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 as amended from February 15th, 2021 and March 22, 2021. Motion passed unanimously.

PRESIDENTS REPORT: There is no rule banning grills in the HOA. NFPA life safety codes do not allow for the use or storage of grills on Balconies or in units.

FINANCIAL REPORT: Legal fees were \$1,980.00 for the friends and family and \$1,462.00 for the paint alternatives. We are over the \$3,000 annual budget. We are under budget for insurance. Hurricane MIT forms were under budget. Paint samples were a minimal cost. Painting of the Cabana will come from contingencies since it was not budgeted. Pest control had interior and exterior treatments. Mulching was completed on Budget. \$57,939.00 in reserves. Current \$2,693.00 net loss currently but this will align more as the year goes on. No owners are behind in dues.

CORRESPONDENCE:

- 831 – Screen repair project
 - 869 – Remove slider and replace with a framed French doors.
 - 894 – Request to replace Driveway and walkways with pavers
 - 899 – Extending of the porch with 7' x 7' concrete pad with screening
- Ron Springall made a motion to accept the changes, Lee Snell Seconded the motion. Motion passed unanimously.***

COMMITTEE REPORTS:

- **Irrigation and Buildings** – A solution to the rust problem may have been found. The tanks to filter the water would be \$8-10,000.00. The only ongoing cost would be to add the agent to the filter would be about \$25.00 a month. The tanks for filtration need to be placed near the well and it should be obscured due to the unsightly nature. There are no monies for this project currently, but this needs to be done because painting will be happening soon. A simple one-time assessment of approximately \$150.00 per unit would cover the cost of the filtration system. We will finish getting information regarding the filtration system and see what the Association feels regarding the one-time assessment for funding this.

- **Grounds** – Nothing to report.
- **Compliance Committee Report** – Nothing to report.
- **Insurance** – Nothing to report.
- **Pool Areas/Pest Control** – Someone is coming to assess the Heater at the pool and see if that can get fixed. We are still awaiting a price to seal the pavers.
- **Safety Report**- Nothing to report. We are still waiting on fire extinguishers and when this will be done. JWHOA #1 had someone out spraying the waters edge for weeds.
 - **JWHOA #1**- Nothing to report. JWHOA#1 has not made any decision regarding the water issue. We will be attending the meeting and seeing what is decided. **MOTION made by Lee Sell and seconded by Judy Liston to approve Committee Reports. Motion passed unanimously.**

MANAGERS REPORT: Nothing to Report currently

UNFINISHED BUSINESS:

- **Approval of Paint Specs and Nooks and Crannies** – The specs for the nooks and Crannies will be made based upon the vote tomorrow. There should be some painting contractors found on the BBB. Ron Springall made a motion to allow for a liability waiver form for Non-licensed painter to work on the property. Discussion followed. Motion dismissed as there was no second and no vote.
Motion to approve the drafts and nooks and crannies was made by Lee Snell and Seconded by Judy Liston. Motion Passed unanimously.
- **Driveway repair** – When to roadways were repaired, there was some damage done to 3 different areas. The paving company has done some repairs, but it is unacceptable. New pavers need to be changed out to have this corrected.
- **Directory** – a new directory needs to be printed and an eblast will be forthcoming. Please check your contact information and make sure that it is correct.

NEW BUSINESS:

- **Grills** – Information will be needed from the Fire Department as to what can be used.
- **Concrete pads for mailboxes** – There will possibly be one pad placed to see what it looks like. The painters could look into painting the post office boxes that are being installed.
- **Welcome Committee** - A Welcome committee will be established to welcome new owners. Katie will Chair the committee and we are looking for Volunteers.

RESIDENT COMMENTS/INQUIRIES:

- Was the Wind Mitigation survey completed? A copy is available.
- Sharen asked a question regarding from glass and screen and the use of licensed contractors. Sharen volunteered to be on the welcome committee.

NEXT MEETING: Monday May 17, 2021 at 10am, via Zoom meeting

ADJOURNMENT: With no further Association business to discuss, the meeting was adjourned at 11:27 am.

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