

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting September 20, 2021 at 10:00am
Via Zoom Conference Call

CALL TO ORDER: The meeting was called to order by President Joe Claro at 10:01 am.

DETERMINATION OF THE QUORUM: A quorum was established with, Joe Claro, Judy Liston and Lee Snell, Katie Derrohn. Ron Springall was absent. Also present was Lynn Lakel, Alisa and Thomas Jason from Sunstate Management. 13 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 Katie and seconded by Lee to approve the minutes from May 17, 2021. Motion passed unanimously.

PRESIDENTS REPORT: Will be addressed in New Business.

FINANCIAL REPORT: Legal and insurance will finish the year \$9680 over budget. New insurance policies were received in June and they are a 5% increase in cost to rebuild and 20% increase in premiums for a total of 25% increase. Pool Cabana and front wall will be painted in November. HOA#1 will pay for the top and street side of the wall; JCCV will pay for the back side of the wall and the pool cabana. This will put us \$656 under budget for painting (we are using the \$4360 budgeted in contingency for the painting project.) Reserves has \$66K and net income through August is \$3K."

CORRESPONDENCE:

- ***Motion to ratify all ARC requests that were received over the Summer was made by Lee. Motion was seconded by Judy. Motion Passed unanimously.***
- ***Motion to approve ARC request for 837 was made by Katie. Motion was seconded by Lee. Motion passed unanimously.***
- There are some units that have placed different color bulbs in the coach lights outside the door. The consensus is that lights should be consistent with the soft white color for the front porch bulbs. A lengthy discussion was started over the color of light bulbs and what is permitted.

COMMITTEE REPORTS:

- **Irrigation and Buildings** – Irrigation system is functioning normally.
- **Grounds** – It is time for tree trimming. Romans will get scheduled. There are some other trees that need to be pruned back.
- **Compliance Committee Report** – Nothing to report.
- **Insurance** – The policy's renewed on June 19th and there was a 25% increase. This will be difficult for budgeting as we go forward.
- **Pool Areas/Pest Control** – Some rust removal was done by the pool. I received a bid for paver

cleaning and sealing and it was very high. Other vendors are asking for a deposit to come and do a bid. I have called and the new signage for pool depth will be installed soon. November we will be doing interior pest control.

- **Safety Report-** Nothing to report.
- **JWHA #1-** Master approved seal coating this fall. Budget has been distributed to residents. Annual meeting is November 11, 2021 at 6pm via Zoom.

MANAGERS REPORT: Nothing to Report currently

UNFINISHED BUSINESS:

- **Rust Solution** – There are some problems with the rust removal system. We are back to the drawing board with regards to this problem. It appears that the only option left is to drill new wells, and this could give us a better chance to deal with the issue. The costs of drilling new wells will be in excess of \$15,000.00. This will require a one-time assessment that will need to be paid up front. This is something that needs to be done as quickly as possible.
- **Paint** – Within another week or so, there will be 5 buildings completing their painting projects. The colors look good.
- **Directory** – The directory is almost complete and when it is complete Lynn will send to Sir Speedy.

NEW BUSINESS:

- **Pineapple Palm Replacement** – The tree will be taken down on Friday and the ground needs to settle before a new tree is installed.
- **Gas Grills** – We have been looking at this issue for some time. The options that exist are not feasible. Charcoal and electric are the only options available.

RESIDENT COMMENTS/INQUIRIES:

- When are dip lines running? Twice a week.
- Welcoming committee – packets went to 863 and 890. When 826 returns a packet will go to them.
- The strips between the common drive are going to try to be included in the 2022 budget.

NEXT MEETING: Monday October 18, 2021 at 10am, via Zoom meeting

ADJOURNMENT: With no further Association business to discuss, the meeting was adjourned at 11:03 am.

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