

BOARD APPROVED: 02.21.2022

**Jacaranda Country Club Villas Condominium
Association, Inc.**

Board of Directors Meeting January 17, 2022 at 10:00 a.m.
Via Zoom Teleconference Services

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

BOARD MEMBERS PRESENT:

Joe Claro, President
Lee Snell, Vice President
Judy Liston, Treasurer
Katie Derrohn, Secretary

SUNSTATE MANAGEMENT GROUP STAFF PRESENT:

Lynn Lake, LCAM
Lisa Taylor, LCAM

OWNERS PRESENT:

Holly Bitman
Clayton Harrington
Fred Hoekstra
Doug Moore
Melanie Odem
Fred Wegehaupt
Gail Zook
Lee Zook

DETERMINATION OF THE QUORUM:

President Joe Claro determined that a quorum was established.

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 Judy Liston to approve the Board Meeting Minutes dated December 13, 2021. Lee Snell seconded the motion which passed unanimously.*

PRESIDENTS REPORT: President Joe Claro stated that the well installation was completed and water tests were ordered. One of the well heads was installed to the left of the pool so some landscaping will be installed and the bench will be moved. The irrigation system will be turned on once the water tests come back from the lab.

FINANCIAL REPORT: Judy Liston stated that we ended the year with an \$85 loss (as expected since June when our insurance policies renewed). This is largely due to overspends on insurance and legal fees. There are 2 owners in arrears.

CORRESPONDENCE: The Board discussed ARC requests for units 905-907, 899-901, 863-865, and 880-888. **Judy Liston made a motion to ratify the approval of the ARC requests. Lee Snell seconded the motion which passed unanimously.**

The Board then had a lengthy discussion regarding newly received ARC requests.

- Unit 849 - request to install a rock border
- Unit 889 – request to install glass panels in their entry door
- Unit 801-807 – Request to paint their building grey
- Unit 882 – Request to paint the exterior of their unit, color scheme: Taupe/brownstone
- Unit 871-875 – Request to paint exterior of building, color scheme: Beige/brownstone
- Unit 882 – Request to paint exterior of their unit, color scheme: Divine White
- Unit 834 -836 – Request to paint the exterior of their units, color scheme: Taupe/beige
- Unit 901 – request to install a satellite dish

Katie Derrohn made a motion to approve all requests except for the one for Unit 849 as more information is required. Judy Liston seconded the motion which passed unanimously. A letter will be sent to the owner of unit 849.

COMMITTEE REPORTS:

- **Irrigation and Buildings** – The irrigation system will be tested.
- **Grounds** – The committee refurbished the landscaping plan. They received quotes to remove the bushes around the palms. Palm trimming is approximately \$300 per tree and the cost for trimming/removing bushes would be \$300. The committee is planning on removing the bush at 829/831.
- **Compliance Committee Report** – Joe Claro stated that he had a list of the roofs that need to be cleaned and will have letters sent to the owners. Joe also reported than an owner installed a flagpole in their courtyard and no ARC was filed with the Board. The Board discussed the issue at length and voted to have the owner remove the flagpole. They also stated that even if an ARC had been filed, the request would have been denied.
- **Insurance** – Nothing to report
- **Pool Areas/Pest Control** – Lee Snell reported that he is still trying to find a vendor to paint/seal the pool edge. He also stated that NatureZone will be doing interior pest control in March 2022.
- **Safety Report-** Nothing to report except that the fire extinguisher inspection will be conducted in March 2022.
- **JWFOA #1-** The Board is in the process of hiring a new management company. The Board is also foreclosing on the abandoned house.
- **Welcome Committee** – Katie reported that she has contacted all new owners.

Motion to approve the Treasurer’s and Committee Reports was made by Judy Liston. Lee Snell seconded the motion which passed unanimously.

UNFINISHED BUSINESS:

- Website and Directory – A quote is being obtained for printing the directory
- Wells – The driller is waiting for the permits from Sarasota County and expects to install the wells in February 2022. The driller expects that there will be clean water at the depth the well is projected to be drilled to which is 160 feet.
- Painting – The project is moving along. ARC requests have been received for Units 843, 877, 879 and 903.

NEW BUSINESS:

- Driveway Center Strip Project: The Board discussed the proposal that was received to complete the project for \$2,985. The Board decided to table the project at this time due to financial constraints.
- The Board discussed the Architectural Review Committee Form and the requirement for owners to submit requests to the Board in a timely manner and obtain approval before work begins.
- Katie Derrohn explained the long-range plan for installing shrubbery. In 2022, the plan is to plant four (4) new palms, each costing \$300.00. Two (2) palms will be planted next to the wall and the other two (2) palms will be planted in other locations. The Board discussed removing all dead plants and bushes and trim near the wall. They also discussed saving money this year by not spreading new mulch and instead fluffing up the old mulch. She also stated that next year mulch should be spread throughout the community and some mowing should be skipped to save money.

RESIDENT COMMENTS/INQUIRIES:

- An owner requested permission to paint the mailboxes or replace them.
- An owner requested that the lights be checked.
- An owner suggested using email notices to send ARC information to owners. He also stated that several bushes and shrubs appear to have brown leaf disease or some sort of fungal disease. The board will have the landscape contractor spray them.

NEXT MEETING: Monday, February 21, 2022 at 10 a.m. via Zoom meeting

ADJOURNMENT: With no further Association business to discuss, *Lee Snell made a motion to adjourn at 11:22 a.m. Katie Derrohn seconded the motion which passed unanimously.*

Respectfully submitted,

Lisa Taylor, LCAM
For the Board of Directors for Jacaranda Country Club Villas