

**BOARD APPROVED: April 18, 2022**

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

Board of Directors Meeting February 21, 22 at 10:00 a.m.  
Via Zoom Teleconference Services

**CALL TO ORDER:** The meeting was called to order by President Joe Claro at 10:06 a.m.

**BOARD MEMBERS PRESENT:**

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

**SUNSTATE MANAGEMENT GROUP STAFF PRESENT:**

Lisa Taylor, LCAM

**OWNERS PRESENT:**

Clayton Harrington  
Regina Hawks  
Bob Higgins  
Fred Hoekstra  
Gary Kearny  
Leo Kenen  
Doug Moore  
Fred Wegehaupt

**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:** *Katie Derrohn made a motion to approve the January 17, 2022 Board Meeting Minutes as written. Judy Liston seconded the motion which passed unanimously.*

**PRESIDENTS REPORT:** President Joe Claro stated that recently there have been a lot of landscaping change requests. He stated he would like to streamline the process so that owners don't have to wait so long. The Board had a lengthy discussion regarding the process for approving landscaping requests. Joe asked Katie Derrohn to write the procedures for submitting landscape requests that could be added to the website. Katie agreed to write the procedure.

### **FINANCIAL REPORT:**

Judy Liston, Treasurer, presented the Financial. She stated that the Association had normal recurring expenses in January (e.g. monthly management fees for accounting and admin, mowing the lawn, trimming bushes, testing pool chemicals, cleaning the pool cabana that are all in budget.) The biggest monthly expense is insurance at \$11,465 for January which is in budget. This is budgeted to rise 20% to \$13,478/month for Jul-Dec. Pool pavers (sidewalk and pool deck) were cleaned, levelled as needed, sanded, and sealed for \$4042 in January, as budgeted.

We have an infestation of armadillos and moles and are currently negotiating annual contracts to address this problem. This is NOT a budgeted expense and our present estimate is about \$5,000/year using a "moveable designated area" approach (vs a quote of \$29K/year to treat the entire community just for moles). We are working diligently to find a contract that we can afford and that will address the problem as quickly as possible and also looking for budget areas where we can cut back and re-direct those funds.

The month finished with a net loss of \$1,165 due to the pool paver project \$4,042 which was budgeted evenly spread over the year but all the expense occurred in January. The well drilling project finished under budget. This is a special assessment so is not part of the normal Reserves or Net Income reporting. We were able to move the well pumps installed in October 2019 to the new wells. At year end the board can vote to move the \$6K budgeted for new well pumps and whatever is unspent in landscape repair (\$5k budget) into reserves so when we need new well pumps, they are fully funded in reserves. (The special assessment budgeted \$6K because that's what they cost in 2019 but they currently cost \$11K so we are under reserved.)

### **CORRESPONDENCE:**

The Board discussed the following ARC requests:

- Unit 847 – request to trim overgrown palms, remove several dead shrubs, and plant Florida Friendly plants. The Owners will pay for removal of the shrubs
- Unit 884/886 – request remove gutter and downspout over garage
- Unit 904 – request to install new rock and a border

***Katie Derrohn made a motion to approve the requests. Lee Snell seconded the motion which passed unanimously.***

The Board discussed ARC requests for paint. ***Judy Liston made a motion to ratify approval of the requests. Katie Derrohn seconded the motion which passed unanimously.***

### **COMMITTEE REPORTS:**

- **Irrigation and Buildings** – Joes stated there was not much to report. The irrigation system is working. There are no issues with the new wells. There has been a significant reduction if the amount of iron in the water. Unfortunately, rust is present again and will have to be monitored.

- **Grounds** – Katie stated that she submitted, with Joe’s help, a plan for 2022 with figures for removing grass strips between garages, trimming overgrowth around trees, trimming bushes near the circle, removing dead plants and shrubs, cleaning the common area between units 831, 833, 839, and 841. She said there is a palm tree that will be cut down. The dead plants around the right-hand side of the wall will be removed, as will the sod between garages. Katie also stated that new mulch needs to be installed at the front wall and in the center island. She said the budget was \$1052. The remaining amount is \$586.

Katie then described tree replacement activities, which include:

- Unit 815 – palm will be removed and replaced with a Sabal palm. The bushes will also be removed. The palm, which is dormant, will be moved to a corner of the inside wall.
- Unit 841 – The palm tree was hit by lightning and has already been removed. The committee is working with the owner to determine what kind of palm to plant. If the owners cannot decide and fund a “spectacular” tree like the Pineapple Palm that was there, the Association will plant a Sabal Palm.
- Unit 847 - Palm is dead and will be removed and grass installed
- Unit 889 - The palm is dead and will be removed.
- Three (3) holly bushes will be removed and the Arbocola will be removed and replaced.

Katie also stated that near the front, the rail-road ties are disintegrating and there is a large spike sticking up which could be a hazard.

***Judy made a motion to approve the 2022 Landscape plan. Katie seconded the motion which passed unanimously.***

- **Compliance Committee Report** – Joe stated there were no issues to report.
- **Insurance** – Judy stated that the Association’s insurance company has begun the renewal process and has inquired about the age of the roofs.
- **Pool Areas/Pest Control** – Lee Snell reported that he is still trying to find a vendor to paint/seal the pool edge. Joe stated that the loose pool pavers were fixed, however, the perimeter pavers need to be fixed as well as the pavers near the back gate. Joe stated he knows a vendor that will set the pavers for free. Joe stated that the rear gate to the pool will be locked. Joe stated that he would call NaturZone to schedule interior pest control in mid-March.
- **Safety Report**- Fire extinguisher inspection will be conducted in March 2022. An eblast will be sent to owners to remind them to have the appropriate size fire extinguisher.
- **JWFOA #1**- The Board meeting will be the last Thursday in February. JWFOA#1 will be transitioning to a new management company at the beginning of March 2022. Joe stated that only HOA #1 was changing management companies. The Villas would still be managed by Sunstate Association Management Group.
- **Welcome Committee** – Katie reported that new renters will be moving into 881 and she will meet with them.

**UNFINISHED BUSINESS:**

- Website and Directory – Joe stated that the directory is at the printers. He suggested mailing them to owners with the next large mailer.
- Painting – Joe stated that ARC requests have been received for all buildings to be painted and the project is on track to be completed by May 31, 2022.
- Katie stated that the post office will replace the 2 boxes that they own. She got a quote for \$600 to paint the post and 3 mailboxes in the circle that the Association owns. Joe asked Katie to get more quotes before moving forward.

**NEW BUSINESS:**

- Armadillos and Moles – Joes stated that the Association has both. The Association hired trappers and two (2) armadillos were caught. The monthly cost for trapping armadillos is \$259.00 or about \$3,100 per year. The Board had a lengthy discussion regarding the best way to proceed with trapping armadillos and how to rid the community of moles. Joe explained that CO2 is injected into the holes and a ground treatment is applied which is \$402 per application. Joe stated he would gather more information about mole removal.

**RESIDENT COMMENTS/INQUIRIES:**

- An owner asked if any units were for sale.
- An owner stated she used milky spore on her lawn in Maryland to remove moles.

**NEXT MEETING: Annual Membership meeting on March 21, 2022.**

**ADJOURNMENT: With no further Association business to discuss, *Katie Derrohn made a motion to adjourn at 11:17 a.m. Judy Liston seconded the motion which passed unanimously.***

Respectfully submitted,

*Lisa Taylor*

Lisa Taylor, LCAM

For the Board of Directors for Jacaranda Country Club Villas