

BOARD APPROVED: May 15, 2022

Jacaranda Country Club Villas Condominium
Association, Inc.

Board of Directors Meeting April 18, 2022 at 10:00 a.m.
Via Zoom Teleconference Services

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

Sandy Gill
Clayton Harrington
Fred Hoekstra
Jerry Illowsky
Gary Kearny
Leo Kenen
Doug Moore
CL Russell
Karl Sieg
Ron Springall
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 February 21, 2022, Board Meeting Minutes, the draft Annual Membership Meeting Minutes dated March 21, 2022, and the Organization Board Meeting Minutes dated March 21, 2022. Lee Snell seconded the motion which passed unanimously. ** The Annual Membership Meeting Minutes will remain as a Board Approved Draft until approved by the Membership at the Annual Membership Meeting in 2023.*

PRESIDENTS REPORT: President Joe Claro stated most of the items he was going to report on are included in the committee reports.

FINANCIAL REPORT:

Judy Liston, Treasurer, presented the **Treasurer's Report**. **Her report is attached as part of the records.**

CORRESPONDENCE:

Katie Derrohn made a motion to approve the Architectural Review requests from Units 880, 882, 884, 886, and 837. Lee Snell seconded the motion which passed unanimously.

COMMITTEE REPORTS:

Irrigation and Buildings – Joe Claro stated there was not much to report. The irrigation system is working and there are no issues with the new wells.

Grounds – Katie reported that the palm trimming would be done on Monday, April 25, 2022 and mulch will be here on April 22nd – 23rd. The mulch will be spread at the corner of the entrance. Volunteers are encouraged to come out at 8:00 a.m.

Compliance Committee: Joe announced that Ron Springall had agreed to join the committee. The Committee feels that they should be the first members to speak to an owner if an issue is identified. **If the committee can't resolve the issue, the Board President will become involved.** New Rules and Regulations will be distributed. Ron then provided an overview of the number and types of violations currently being tracked.

Welcome Committee: Katie reported that she will meet with the new renters in 855 and 881.

Insurance: Judy reported that she was still waiting for the Sedgwick Valuation **Service's** report and then will work with the insurance agent on the renewal.

Pool Areas/Pest Control: Lee Snell reported that he is still trying to find a vendor to paint/seal the pool edge. There was nothing to report regarding pests

Safety Report: Doug Moore reported that the Fire extinguisher inspection was completed and the Association had a 60% compliance rate. He recommend that notices be sent to owners about the correct extinguisher size to purchase and how to determine how much shelf life the extinguisher had.

Joe reminded owners that the speed limit is 20 mph. He said that he would investigate speed tables but both the tables and speed bumps are expensive and may impede emergency vehicle response times.

JWHA #1- Clayton Harrington reported Community Associates (CA) is the new management company for JWHA#1. All owners will have to sign up with CA to received eblasts from the Master Association eblasts.

UNFINISHED BUSINESS:

Directory: Joe reported that the new directories have been distributed. Some corrections need to be made and then a list of the corrections will be provided so owners can put them int their directories.

Mailbox Painting: Katie reported that four (4) mail boxes have been painted and the she keeps calling the post office in regards to the two (2) that they are supposed to be replacing.

NEW BUSINESS:

Rules and Regulation: The Board decided to table the discussion regarding Rules and Regulations.

RESIDENT COMMENTS/INQUIRIES:

- Doug Moore recommended that the Board have courtesy rules such as no smoking, loud music, foul language.
- Sandy Gill stated that renters should be given a copy of the rules and regs.

NEXT MEETING: May 16, 2022 at 10:00 a.m.

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

Respectfully submitted,

Lisa Taylor

Lisa Taylor, LCAM

For the Board of Directors for Jacaranda Country Club Villas

TREASURER'S REPORT

Summary for April 18, 2022 meeting minutes

Two owners have not paid their January 1 dues. Five have not paid the wells special assessment.

We had normal recurring expenses in March except the following:

1-Pest control includes unbudgeted \$449 for armadillo trapping in February.

2-Maintenance/Repairs/General has \$157 left to last the rest of the year (budgeted at \$2000). This is due to a \$900 expense from last year that Venice Electric didn't bill us until February 2022.

3-We've spent \$560 of the \$1000 misc. tree trimming budget and \$510 of the \$1200 landscape replacement/supplies budget as part of the "long range" effort to improve the landscape. We saved \$1250 by not mulching the front wall or common areas around the circle. We need enough left in the landscape replacement supplies budget for normal summer/fall planting and lighting at the holidays.

4-The month finished with a net income of \$0. due to the pool paver project \$4042 which was budgeted evenly spread over the year but all the expense occurred in January.

5-The well drilling project finished under budget by roughly \$11K because we were able to move the old well pumps to the new wells and because landscape repair was less than budgeted. At year end the board can vote to move the surplus to reserves so when new well pumps are needed the funds are available since they currently cost \$11K.

The variance report for March is:

1-Insurance is \$37,395 YTD. We budgeted for it to be \$11,465 for Jan-Jun and \$13,758 for Jul-Dec. We are budgeting a 20% increase starting July 2022-June 2023 policy year (\$165,096) which translates to \$151,338 for the Villas budget year, based on what our agent is seeing in the marketplace. Since our policies renew mid-year, that means the first 1/2 of the new policy is the portion we budget for 2022 resulting in \$151,388 budget for the calendar year insurance (1.2 X \$137,580 current policy = \$165,096/2 for July-Dec 2022 and \$137,580/2 for Jan-June 2022.)

2-Maintenance Repairs General is \$1843 YTD vs \$2000 budgeted. In March this was \$482 for the fire extinguisher inspection, \$900 in February for work done last year (with no bill sent until now) by Venice Electric to fix the short in the wire post light at 903, \$136 for a hose hanger at the pool, lamp post lights, light bulbs for exterior lighting, and \$75 to rebuild the garden bench by the pool. In January it was \$250 for lights at the front entry for October 2021-January 2022 holidays. NOTE: All pool repairs are charged to 6200.01 Pool Contract/Repairs.)

NOTE: We have \$157 left for the rest of the year or this will go over budget, thanks largely to the \$900 bill from Venice Electric for work done last year but not billed..

3-Pest control is \$504 for biannual interior service in March, \$495 for February quarterly exterior treatment. (Budgeted for \$495 each for quarterly exterior treatments in November September, May, and February and \$960 for 2 six month interior treatments (March and November). This totals \$2940 vs \$2940 annual budget. On March 1 Naturzon raised their rates by \$24 for the six month interior treatment and \$4 for the monthly rodent control so we will end the year being \$48 over budget.

4-Rodent control is \$44 in March to service the rodent boxes, \$449 in February for trapping 2 armadillos and \$40 to service rodent boxes in February and \$40 in January. This item will be \$449 over budget due to armadillo trapping and \$40 over budget due to the price increase for monthly rodent boxes.

5-Landscape Replacement/Supplies was \$510 in March for 18 Arboricola bushes at the front entrance and a Hibiscus tree at unit 815 on a budget of \$1200

6-Misc Tree Trimming was \$560 in March to remove the palm at 845-847 and 889-891, and remove the 3 holly trees at the front entrance that were dying VS a budget of \$1000.

7-Irrigation repairs were \$240 in February where Beechtree rewired zones 4 and 5 vs \$3000 annual budget.

8-Pool contract/repairs is \$510 in March which included \$200 for black algae treatment, \$310 in February and January for the monthly pool (chemical) servicing vs \$4600 annual budget.

9-Pool cabana cleaning is \$200 in March and February and \$250 for January vs \$2340 annual budget.

10-Pool pavers was \$4042 in January for cleaning, levelling as needed, sanding and sealing the pavers at the pool sidewalk and deck. Next year we will probably sign a 3 year contract that includes inspections and clean/re-sand as needed every 6 months for \$206/visit and a clean and re-seal at 50% discount on the last visit of the 3rd year for \$1725 rather than doing nothing for 4 years and then paying a \$4042 fee.

11-Water/sewer for the pool is \$572 for March, \$569 for February and \$313 for January vs \$1348 annual budget.

12-Electricity for the pool and community lighting was \$826 in March, \$763 in February and \$587 for January vs \$4740 annual budget. Electricity is normally higher in winter so this is an expected overage.

13-Interest expense--Insurance Loan is \$238 for January thru March. This will increase in July when our policy renews and the insurance premiums go up.

Remaining items either were on target or had no expense.

Reserves balance is \$72,221 thru 3/31/2022 which includes the entire first quarter allocation.

The well drilling project was 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 special assessment for new well pumps and the \$4500 unspent for landscape into reserves so when we need new well pumps, they are fully funded in reserves. (The special assessment budgeted \$6K because that's what the pumps cost in October 2019 but they currently cost \$11K so we are under reserved.)

Net income is \$0 YTD thru March due to the Pool Paver project being budgeted evenly over the year, but the entire \$4042 project was done in January which changed our net income to net loss so far this year.

Our lowest checking account balance for March was \$94,741 and the highest was \$107,853.

Two owners are 60 days behind on dues. Five people are behind on the special assessment although 1 has paid 1/2 of the assessment.

Judy

Dir. Finance & Insurance JCCV