

BOARD APPROVED:

Jacaranda Country Club Villas Condominium
Association, Inc.

Board of Directors Meeting May 15, 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

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: Judy Liston made a motion to approve the April 18, 2022 Board Meeting Minutes. Katie Derrohn seconded the motion which passed unanimously.

PRESIDENTS REPORT: President Joe Claro stated reported that the Pool would be closed beginning May 25, 2022 for repairs. He explained that the repairs will result in a patched area that will be noticeably different than the rest of the pool.

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 from unit 805 to extend the front lanai. Judy Liston seconded the motion which passed unanimously.

COMMITTEE REPORTS:

Irrigation and Buildings – Joe Claro stated there the irrigation was working fine. The lampposts appear to have a corrosion issue which is causing them to flicker. He is obtaining quotes from handymen to replace the light sockets.

Grounds – Katie reported all projects are moving along. She will begin working on the landscaping budget soon. **She received a quote to replace the sod in front of Judy's unit for less than \$300.00.**

Compliance Committee: Joe reported that the Association is having problems with residents leaving their garage doors open. The Board discussed revamping the Rules and Regulations. Katie Derrohn made a motion to amend the Rules to state that Garage Doors may only be open when being used for ingress, egress, or when an owner is actively using their garage. Judy Liston seconded the motion which passed unanimously.

Welcome Committee: Katie reported that she met the new renters in 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 the pool edge was painted and sealed and the gutter downspouts cleaned.

Safety Report: None.

JWHA #1- Clayton Harrington stated that there was nothing new to report from the Master Association

UNFINISHED BUSINESS:

Mailbox Painting: Katie reported that she will follow up with the post office about replacing the two (2) mailboxes.

NEW BUSINESS:

The Board decided to not hold meetings in June, July, and August.

RESIDENT COMMENTS/INQUIRIES: None

NEXT MEETING: September 19, 2022

ADJOURNMENT: With no further Association business to discuss, *Katie Derrohn made a motion to adjourn at 10:44 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

TREASURER'S REPORT

Summary for Financial Report for May 16, 2022 meeting minutes

1-On April 18, 2022 President Joe asked why our water bill went up so much in March. Accounting used the SRQ county billing portal and gathered monthly water usage data for the pool since August 1, 2020. Our bill for March was \$571 vs \$1348 budgeted for the year. Water usage increased from 12,000 gallons/day in Sept 2021 to 149,000 gallons/day in Feb 2022. A leak detection company found the primary leak in one of the 2 underwater lights, so they put in a temporary fix on April 26. The other leaks were coming from the 11 pool grates everywhere the plastic or metal touches the concrete. The leak detection/temporary fix was \$930 and the estimate to fix the leaks is \$3950 for a total of \$4880. The work will be done the week of June 23 and the expense will be paid out of pool reserves. The company said our pool liner looks "ok" but was pockmarked. The current cost to replace the pool liner is \$27K plus or minus about \$2K. We've carried this in reserves as a \$20K replacement cost, so that will be addressed during October budgeting for 2023. We have \$22K reserved for a new pool liner by EOY and the normal schedule is 2025 replacement, but this needs to be done whenever the Health Dept tells us "its time". The water bill will probably end up \$1300 over budget by EOY.

2-Insurance is \$45,860 YTD. We budgeted a 20% increase starting June 19 when policies renew. However the Sedgwick Valuation (cost to rebuild) dated May 6, 2022 has a 17% increase in value so our insurance will likely increase more than the 20% budgeted since we also have increased insurance rates which aren't known until we get the bill. (Last year valuation increased 5%, insurance rates increased 20% for an overall increase of 25%). Our plan is to let the increase that is over budget "fall to the bottom line" as a net loss for the year (unless we can cut expenses elsewhere) and roll the net loss into 2023 dues as a negative carryforward. This means there is likely to be a dues increase in January 2023. We get the insurance renewal about June 7 so will know the costs at that point and will send an explanation to owners. But the true dues increase won't be known until we do the budget in October based on what our agent is seeing in the market at that time. The budget is mailed to owners about October 18 and voted on by the board November 21 with the new dues for 2023.

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

4-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.

5-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. This nets out to about \$2380 available for the rest of the year. (less mulch of arboricola in April which has not hit the financials.

6-The month finished with net income of \$3975.

7-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. They currently cost \$11K and we had budgeted \$6K in the special assessment since that's what they cost when replaced in 10/2019.

The variance report for April is:

1-Insurance is \$45,860 YTD. We budgeted \$11,465 for Jan-Jun and \$13,758 for Jul-Dec, which is a 20% increase. However the Sedgwick Valuation (cost to rebuild) dated May 6, 2022 has a 17% increase in value so our insurance will likely increase more than the 20% budgeted. Our plan is to let the increase that is over budget "fall to the bottom line" as a net loss for the year (unless we can cut expenses elsewhere) and roll the net loss into 2023 dues as a negative carryforward. This means there is likely to be a dues increase in January 2023. We get the insurance renewal about June 7 so will know the costs at that point and will send an explanation to owners.

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, total \$999 YTD. (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 \$999 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 April and 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 April, February and January for the monthly pool (chemical) servicing vs \$4600 annual budget so we are about \$100 under budget YTD.

9-Pool cabana cleaning is \$200 in April, March and February and \$250 for January vs \$2340 annual budget. We are \$70 over monthly straight lined 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 \$367 for April, \$572 for March, \$569 for February and \$313 for January vs \$1348 annual budget. We are over budget by \$1391 due to the pool leak that will be repaired the week of May 23. This will probably finish the year about \$1,300 over budget which could lead to a net loss for the year unless we cut expenses elsewhere.

12-Electricity for the pool and community lighting was \$504 in April, \$826 in March, \$763 in February and \$587 for January vs \$4740 annual budget so this is \$1101 over monthly straight line budget. Electricity is normally higher in winter so this is an expected overage.

13-Interest expense--Insurance Loan is \$953 for January thru April. 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 \$75,472 thru 6/30/2022 which includes the entire second 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 \$3975 YTD thru April.

Our lowest checking account balance for April was \$107,853 on 3/31 and the highest was \$135,341 on 4/15.

Five owners are 30 days behind on dues with two people owing dues for Jan 1 and April 1. This totals \$6937 including penalties. Three people are behind on the special assessment although 1 told Joe about a week ago of her plans to pay imminently.

Judy Liston
Dir. Finance & Insurance

Judy
Dir. Finance & Insurance JCCV