

## BOARD APPROVED

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

Board of Directors Meeting November 14, 2022 at 10:00 a.m.  
Via Zoom Teleconference Services

CALL TO ORDER: The meeting was called to order by President Joe Claro at 10:02a.m.

BOARD MEMBERS PRESENT:

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

SUNSTATE MANAGEMENT GROUP STAFF PRESENT:

Lynn Lakel, LCAM along with 11 residents via zoom.

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: Lee Snell made a motion to approve the October 17, 2022 Board Meeting Minutes. Katie Derrohn seconded the motion which passed unanimously.

PRESIDENTS REPORT: President Joe Claro reported that the removal of trimmings and vegetation is being removed. After that will get a quote for replacing sod that died. Katie and David Long will try to rake that area to see if it might come back. We all should try to adhere to community rules since we are mostly back to normal. There are some units that are parking on driveway due to garage full while doing repairs. Joe reported the annual tree trimming over 15 foot. Several areas have been identified to be trimmed out. We are also going to boot the palms this year. We may lose several trees due to hurricane. Unit 843 back lanai has the old windows and during hurricane the wall was pulled away from foundation. They are getting quotes.

FINANCIAL REPORT: Judy gave the financial report. Variance report part of these minutes. More expenses that income this month. Water bill back to normal. One owner is with attorney for collection.

CORRESPONDENCE: NONE

COMMITTEE REPORTS:

Irrigation and Buildings – Irrigation is being repaired as needed.

Grounds – Previously discussed

Compliance Committee: None

Welcome Committee: Katie reported that there maybe 7 units coming up for sale. They are ready to greet new members. Katie asked if we could move along the attorney for 828. Joe reported that he went in that unit after the hurricane and replaced battery in AC.

Insurance: None

Pool Areas/Pest Control: Pool heater was down and is being worked on. Pest control is scheduled for November 16.

Safety Report: None

JWFOA #1- None.

UNFINISHED BUSINESS: - Judy discussed the 2023 budget. Revision sent out due to \$225,000 expenses. Banker recommended a 24-month line of credit for interest only and do special assessment. Judy **mentioned homeowner's HO6 policy would cover part of special assessment.** Discussion followed. Roofers completed their assessment and we are waiting on their report for damage found. Did not see anything that the membrane was damaged. Discussion followed. Judy motioned to accept the 2023 budget which has quarterly dues of \$1123 per unit. Lee Snell seconded and motion carried.

NEW BUSINESS: None

RESIDENT COMMENTS/INQUIRIES:

Katie asked about the leaning tree behind her unit. That is part of the trimming. Joe will go door to door to check drywall. Trying to save large oak tree at 889-891. Keith reported that water came down through the big vent during the hurricane. Discussion on vents followed. Gail mentioned her alarm system would be turned off for pest control. Joe thanked everyone who worked on the hurricane recovery in the circle.

NEXT MEETING: December 12, 2022 and December 16 for Special Assessment Workshop

ADJOURNMENT: With no further Association business to discuss, *Katie Derrohn made a motion to adjourn at 11:12 a.m. Judy Liston seconded the motion which passed unanimously.*

Respectfully submitted,

Lynn Lakel

Lynn Lakel, LCAM

For the Board of Directors for Jacaranda Country Club Villas

JCCV Variance Report for August 2022 (Board Meeting September 19, 2022) REVISED SEPT 14

CORRECTION The 2 year pool paver agreement is \$2600 for clean/reseal in month 24 (last month of the agreement), NOT "\$1500 in the last visit of the 3rd year". Their new agreements are for a shorter time frame and higher price than they quoted us a year ago.

On Tue, Sep 13, 2022, 1:13 PM Judy Liston <[judy.liston43@gmail.com](mailto:judy.liston43@gmail.com)> wrote:

**Summary of Financial Report for August 2022 to be approved at the 9/19/2022 BOD meeting**

1-Legal fees were \$217 in August to send a Notice of Intent to Lien to the unit that is behind on 3 qtrs of dues.

2-Our insurance policies renewed June 19. This is an 18% overall increase in cost of which 17% is due to higher cost to rebuild which is what the insurance is based upon, and 1% increase in insurance rates. We budgeted 20% starting July 1 and should have budgeted starting June 1, so we will finish the year \$536 under budget on insurance.

3-Maintenance/Repairs/General has **\$35 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.

4-"Long range" improvement of landscape.....We've spent \$560 of the \$1000 misc tree trimming budget leaving \$440. We spent all but \$83 of the landscape budget (spent \$1117 of the \$1200 landscape replacement/supplies budget.) We spent \$239 on a pallet of mulch for volunteers to spread at the front wall so there is \$1011 left in the mulch budget. We need enough left in the landscape replacement supplies budget for normal summer/fall planting and lighting at the holidays, so this is **already not enough for the holidays. The lights on the palm trees in the front entry island need to be replaced and that is \$100 right there.**

5-The water bill is back to normal in August. It was up 280% for July, compared to June (\$179 in June vs \$509 for July). This is due to refilling the pool when pool leak repairs finished May 23, which was the start of the June meter reading which hits the July financials.

6-The month finished with YTD net income of \$7333, though the following bolded line items are either close to budget or over budget..

**The variance report for August is:**

1-Legal Fees are \$217 in August vs \$2000 budget. This was for the unit that we turned over to the attorney since they are 3 qtrs behind on dues. This was for sending them a Notice of Intent to Lien.

2-Insurance is \$97,846 YTD. We budgeted \$11,465 for Jan-Jun and \$13,758 for Jul-Dec, which is a 20% increase. Our cost to rebuild increased 17% and our insurance increased 1%. **We will finish the year \$536 under budget.** (The new rate is \$13,507/month beginning in June, not July like we budgeted.) The monthly amount for each month, June-December is \$13,507.

3-Licenses/Fees was \$400 for the pool permit in June plus \$61 in April for a report to the FL dept of State for a total of \$461 vs \$523 budgeted.

4-Maintenance Repairs General is \$1964 YTD vs \$2000 budgeted. This was \$0 in August, \$95 in July to test the back flow preventer and \$27 for light bulbs for garages and lamp posts, \$482 in March 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 \$35 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..**

5-Pest control is \$520 for the quarterly exterior treatment in August and May, \$504 for biannual interior service in March, \$495 for February quarterly exterior treatment, total \$2039 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) which is \$2940 budget.. Our actuals will total \$3063 by EOY with the new rates as they kicked in, 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 \$123 over budget.

6-Rodent control is \$44 in August, July, June, May, 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.**

7-Landscape Replacement/Supplies was \$0 in August, \$230 in July which reflected \$270 ixora bush expenses paid by 829/831 less the \$500 expense owed to 843 for the banana palm tree replacement , \$378 in June (\$108 for front entry flowers and fertilizer; plus \$270 for sod which was reimbursed by 829/831 so is \$ available beyond what was budgeted), \$510 in March for 18 Arboricola bushes at the front entrance and a Hibiscus tree at unit 815 on a budget of \$1200. **There is \$82 left in this budget for the rest of the year.**

8-Misc Tree Trimming was -\$45 in July, +\$45 in June to remove a tree stump at 831 (reimbursed by 829/831), \$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. There is \$440 remaining in this budget for the rest of the year.

9-Common Area Mulch was \$239 for 1 pallet in June for volunteers to spread as needed at the front wall. Budget is \$1250 so the remainder will be used as identified by the Director that has responsibility for Landscape.

10-Irrigation repairs were \$195 in July (burnt wires in the junction box for the new irrigation wells; rewired to skip the junction box), \$910 in June (\$735 to fix underground wiring to the wells and \$175 to replace zone 19 valve), \$240 in February where Beechtree rewired zones 4 and 5 vs \$3000 annual budget.

11-Pool contract/repairs is \$515 in August (\$310 normal monthly service plus \$90 scum gutter grate & stenner tube replacement, \$25 fuel surcharge, and \$89.88 pool sign re: depth), \$585 in July (\$310 normal monthly service plus \$250 for black algae treatment since black algae is embedded in the entire pool surface, and \$25 fuel surcharge), \$427 in June (\$310 for normal monthly service plus \$117 to reimburse Lee Snell for paint to paint the border around the pool tile), \$310 in May, \$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 \$78 over monthly straight lined budget YTD.**

12-Pool cabana cleaning is \$250 in August, \$200 in July, June, \$250 in May, \$200 in April, March and February and \$250 for January vs \$2340 annual budget. We are **\$190 over monthly straight lined budget.**

13-Pool pavers was \$500 for the Sept 9 softwash and seal, \$4042 in January for cleaning, levelling as needed, sanding and sealing the pavers at the pool sidewalk and deck. The Sept 9 service was the start of a 2 year agreement that includes inspections and clean/re-sand as needed every 6 months for \$500/visit and a clean and re-seal at 50% discount on the last visit of the 3rd year for \$1500 rather than doing nothing for 4 years and then paying a \$4042 fee. **With the September 9 cleaning, we will end the year \$500 over budget.**

14-Water/sewer for the pool is \$106 in August, \$510 in July, \$179 in June, \$374 in May, \$367 for April, \$572 for March, \$569 for February and \$313 for January. This totals \$3011 YTD vs \$1348 annual budget. The pool was refilled in July because it needed to be emptied for the pool leak repairs (\$4930 out of reserves) that completed May 23. **This will probably finish the year about \$1,600 over budget which could lead to a net loss for the year unless we cut expenses elsewhere.** The major leak was in one of the 2 underwater lights, and all 11 grates had leaks everywhere the plastic or metal touched the concrete.

15-Electricity for the pool and community lighting was \$317 in August, \$330 in July, \$337 in June, \$278 in May, \$504 in April, \$826 in March, \$763 in February and \$587 for January vs \$4740 annual budget so this is \$780 over monthly straight line budget. Electricity is normally higher in winter.

16-Interest expense--Insurance Loan is \$2264 for January thru August vs \$3000 budgeted. This increased \$120/month in June when our policy renewed. It should finish the year at \$3691 **which is \$691 over budget.**

Remaining items either were on target or had no expense.

Reserves balance is \$73,863 thru 8/31/2022 which includes the entire third quarter allocation less the pool leak repairs of \$4930.

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 will 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 \$7333 YTD thru August.

Our lowest checking account balance for August was \$116,581 and the highest was \$141,106.

Two owners are behind on dues. Those have been sent to the attorney for collection. One of these has also not paid the Irrigation Wells Special Assessment so that is also with the attorney .

Judy Liston

Director Insurance & Finance