

Jacaranda Country Club Villas Condominium
Association, Inc.

Board of Directors Meeting December 12, 2022, at 10:00 a.m.
Via Zoom Teleconference Services

CALL TO ORDER: The meeting was called to order by President Joe Claro at 10:08 a.m.

BOARD MEMBERS PRESENT:

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

SUNSTATE MANAGEMENT GROUP STAFF PRESENT:

Lynn Lakel, David Alterio and Thomas Jason along with 14 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: Judy made a motion to approve the November 14, 2022, Board Meeting Minutes. Katie seconded the motion which passed unanimously.

PRESIDENTS REPORT: Hurricane Clean up is a process. The stumps have been ground and they are coming back out to fill the holes. There are a couple of palms that are leaning, and they need to be looked at to see if they can be braced up. All the dead areas from the debris will be replaced with new sod, but this will only happen after the roofing project is underway. The roofing project will begin shortly. The roofing project has received the 37k down payment and the line of credit for more funds will be available in mid-January to pay additional vendors. There will be a meeting on the 16th to discuss the special assessment and when the monies will be due from the Owners is still to be decided, but it looks like it will be due March 1st. This will minimize the amount of interest that is owed on the line of credit and monies used. All Owners need to get their bills in during 2023. *Judy made a motion make the Hurricane special assessment due on March 1st. Joe seconded the motion. Discussion regarding repayment of the special assessment. Motion passed unanimously.*

FINANCIAL REPORT: Covered in the Hurricane report.

CORRESPONDENCE: NONE

COMMITTEE REPORTS

Irrigation and Buildings – Small issue with the pressure switch at the pump.

Grounds – We are going to remove the stumps and put the dirt back for some of the palms that were removed. There are some trees that have been stacked and a large tree still needs to be cabled. Most of the debris has been removed. We are still working on the mailboxes. This is an issue, and we may have

to investigate options for the mailbox and possible replacement. Mary Ellen has done a great job with the front lighting. All the palms have been trimmed and booted and we only lost one palm during this process. There has been a lot of tree trimming and debris clean up from the waterway as well.

Compliance Committee: Nothing to report.

Welcome Committee: Katie reported that she had met the new renters.

Insurance: Nothing to report.

Pool Areas/Pest Control: Algae treatment was completed last week, and the pool heater was repaired.

Safety Report: Nothing to report.

JWHOA #1- The only two things to present are that the dues are due by the 1st of January; late fees begin if dues are not received by the 31st. At the Annual General Meeting there was no quorum, and the meeting has been extended until the end of January. The Board and volunteers are attempting to gather enough votes to meet the quorum and get the votes validated. JWHOA #1 is looking into pulling out debris from lake #8 as well.

December 16 meeting: There was a lengthy discussion regarding the Friday meeting, and what is happening with the Hurricane Special Assessment. There was a lengthy discussion regarding the possibility of having a blended meeting and how the zoom would function.

UNFINISHED BUSINESS:

- Update on Hurricane Cleanup: Covered in the Presidents report.

NEW BUSINESS:

- Preservation Fee: This is something that might be used going forward. A lot of Associations in Florida are putting this fee in place to help costs. This fee would be for new members and not for anyone that is a current owner. This Fee could be used for improvement to the amenities or costs, just not maintenance. This is something that is being investigated for the future and would have to be decided at an annual meeting. All the legal documentation regarding this will be distributed to the Board for review.

RESIDENT COMMENTS/INQUIRIES:

- No other comments

NEXT MEETING: December 16, 2022, Special Assessment Workshop at the JWHOA Country Club. Notification will be sent if the venue changes. The next regular Board meeting will be held on January 16th, 2023, at 10am via zoom conference call.

ADJOURNMENT: With no further Association business to discuss, *Katie made a motion to adjourn at 11:30 a.m. Lee seconded the motion which passed unanimously.*

Respectfully submitted,

Lynn Lakel

Lynn Lakel, LCAM

For the Board of Directors for Jacaranda Country Club Villas