

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting February 20, 2023, at 10:00 a.m.
Via Zoom Teleconference Services

CALL TO ORDER: The meeting was called to order by President Joe Claro at 10:00 a.m.

BOARD MEMBERS PRESENT:

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

SUNSTATE MANAGEMENT GROUP STAFF PRESENT:

David Altiero and Thomas Jason 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: Katie made a motion to approve the January 16th and January 25th, 2023, Board Meeting Minutes. Judy seconded the motion which passed unanimously.

PRESIDENTS REPORT: A quick update on Hurricane restoration and cleanup. The roof project is complete and was completed ahead of schedule. There are approx. 6 owners that have issues with their chimneys, not damage from the hurricane. We have secured the line of credit and will be voting on that today. This will allow us to complete paying the vendors for these issues. The Attorney advised he was impressed at how far along we are in this process. Apparently, JCCV is way ahead in the process versus many other Associations in the area. This is due to the Board being active and involved. Owners need to be made aware and should probably need to have this information in writing regrading the chimneys. This will be crucial to the insurance renewal process.

FINANCIAL REPORT: There was a net loss in January, but this is due to the one time purchase for the mulch installation. This is artificial based upon the fact that the mulch payment is budgeted for the year and not the month. There were also some drywall expenses and legal fees that drove this as well. This will all be resolved once we get farther into the year the one time expenses don't carry such an outsized weight.

CORRESPONDENCE: We received an ARC from unit 824. They are wanting to install a new door with a window, this is standard and there are no concerns. *Judy made a motion to approve the ARC application for unit 824. Katie seconded the motion. Motion passed unanimously.*

COMMITTEE REPORTS

Irrigation and Buildings – Roof project is complete.

Grounds – There is a palm that has been damaged from the hurricane, and a bid has been received for \$250 to remove the dead tree. *Judy made a motion to approve the removal of the palm tree. Katie*

seconded the motion. Motion passed unanimously. Now that the roofing project is complete, we need to look into replacing the sod damaged. We have a bid from Hank to replace all of the bare areas with new sod. *Katie made a motion to approve the \$2400.00 to replace the sod. Judy seconded the motion. The motion passed unanimously.*

Compliance Committee: Nothing to report.

Welcome Committee: Unit 892 was just welcomed. There was some thought that they would be renting their unit, but this is not an issue right now. Unit 897 and Unit 893 are going to be coming in soon and we will welcome them accordingly.

Insurance: Insurance is in the process of renewal and this will be taking place over the next few months.

Pool Areas/Pest Control: There are 2 different bids out for the water heater in the pool area. They should be completing that this week. Interior pest control will be completed in March and once the dates are confirmed we will advise.

Safety Report: Fire extinguishers need to be inspected in March and we need to get notice to the owners regarding the rules and requirements for fire extinguishers.

JWFOA #1- Nothing to report from last months meeting.

UNFINISHED BUSINESS:

- VOTE ON LINE OF CREDIT: The line of credit is \$250,000.00.

Judy made a motion to approve the \$250,000.00 revolving line of credit with Centennial bank. Lee seconded the motion. The motion passed unanimously. The line of credit will be repaid with the special assessment, and we hope to have all of this paid as soon as possible. There was a lengthy discussion regarding the line of credit and the issues with initiating.

NEW BUSINESS:

- NONE

RESIDENT COMMENTS/INQUIRIES:

- Question regarding New owners and if they are receiving a welcome packet with all of the information for the New Owners. They are receiving this packet. Question regarding the large Oak tree next to the pool has a large branch hanging and will need to be addressed before it falls and causes some damage. Question regarding flood insurance costs and what is actually covered and could be used to cover drywall expenses.
- Regarding the hanging branches in the Oaks, there are others on the property that need to be addressed. A tree company should be able to handle this issue and we need to get some bids.
- Just spoke with our insurance company to see about reimbursement regarding the special assessment.
- Owner at 897 had a question regarding the floor plans for the unit. She is doing an update in her unit and the contractors are requesting floor plans. Maybe check with Sarasota County for possible records.

NEXT MEETING: March 20, 2023, @ 10am via zoom.

ADJOURNMENT: With no further Association business to discuss, *Katie made a motion to adjourn at 10:44 a.m. Lee seconded the motion which passed unanimously.*

Respectfully submitted,

David Altiero LCAM

For the Board of Directors for Jacaranda Country Club Villas