

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

Board of Directors Meeting April 21st, 2025, at 10:00am
Via Zoom Teleconference Services

CALL TO ORDER: The meeting was called to order by Vice President Lee Snell at 10:03 a.m.

BOARD MEMBERS PRESENT:

Vacant, President
Judy Liston, Treasurer
Katie Derrohn, Secretary
Lee Snell, Vice President
William Moore, Director at Large

SUNSTATE MANAGEMENT GROUP STAFF PRESENT: Lauren Wilson along with residents, present via zoom.

DETERMINATION OF THE QUORUM: Vice President Lee Snell determined that a quorum was established with all board members present.

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 Organizational Board meeting minutes with the noted corrections. Katie seconded the motion. All in favor. **MOTION PASSES** unanimously.

PRESIDENTS REPORT: Lee Snell gave a report on open items of the association. Part of Lee's report was to report that unfortunately Leo Kenan that had been appointed to the Board of Directors and was acting President unfortunately passed away. Our condolences go out to his family.

FINANCIAL REPORT: Judy gave an extensive report on current financials as attached to the corporate record. Lauren reported on the financial reporting requirements for 2024 and 2025 and explained the requirements to those present.

CORRESPONDENCE: Lee reported there was no correspondence submitted from any members of the association.

COMMITTEE REPORTS

Irrigation and Buildings – Katie reported on irrigation in the community. The irrigation around the pool is being evaluated. Katie presented that there is a

Grounds – Katie reported on landscaping items that have been addressed around the community to include work on trees in the community to trim the palm trees. The normal trimming of the palms will take place as normally scheduled in November. There is a quote that has been

submitted to address trimming of hardwoods around the community and discussion was had of addressing this prior to Hurricane season.

Judy made a motion to approve the \$2275 quote to approve the additional trimmings of the trees. The **MOTION** was seconded by Lee. All in favor. **MOTION PASSES** unanimously.

Compliance Committee: It has been reported that there is an owner that is feeding the wildlife. Please do not feed the wildlife so that they do not become a nuisance in the community.

Welcome Committee: There is a new owner in unit 885 that has been welcomed. Katie also reported on other units that are currently on the market.

Insurance: Judy reported on what to expect with the renewal process.

Pool Areas/Pest Control: It was reported that the quarterly treatment for pest control is currently being done.

Safety Report: Nothing to report.

JWHA #1: David reported on items that are being worked on by JWHA to include storm drains and responsibility of waterways.

ARC Requests:

- i. **861 Country Club Circle – Impact Windows** A **MOTION** was made by Lee and seconded by Judy. All in favor. **MOTION PASSES** unanimously.
- ii. **879 Country Club Circle – Patio addition** - A **MOTION** was made by Lee and seconded by Judy. All in favor. **MOTION PASSES** unanimously.
- iii. **886 Country Club Circle – Patio/Screen Door replacement** - A **MOTION** was made by Lee and seconded by Katie. All in favor. **MOTION PASSES** unanimously.
- iv. **896 Country Club Circle – Landscape plantings.** A **MOTION** was made by Lee and seconded by Katie. All in favor. **MOTION PASSES** unanimously.
- v. **896 Country Club Circle – Solar Lights** - A **MOTION** was made by Lee and seconded by Katie. All in favor. **MOTION PASSES** unanimously.
- vi. **894 Country Club Circle –Motion Light** - A **MOTION** was made by Lee and seconded by Katie to approve the request pending receiving back the ARC request form. All in favor. **MOTION PASSES** unanimously.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

Appointments/Resignations: A **MOTION** was made by Judy to have to regretfully formally accept the resignation of Leo Kenan due to his unexpected death. The **MOTION** was seconded by Lee. All in favor. **MOTION PASSES** unanimously.

b. President's Tasks – Reassign

The board of directors outlined tasks of the association and assigned tasks to individual board members that pertain to business operations for the year 2025.

A **MOTION** was made by Bill seconded by Lee to appoint Joe Claro to a Board advisory committee to assist with general tasks that relate to community maintenance. All in favor. **MOTION PASSES** unanimously.

c. Values Statement for Sale/Rental Application: Judy presented a statement that was presented to add to the Rental and Sales applications informing residents of community rules that pertain to living in JCCV to assist new residents with common things that arise pertaining to the rules.

A **MOTION** was made by Lee and seconded by Bill to add the document presented by Judy. All in favor. **MOTION PASSES** unanimously.

d. Explanation of Dues for Resident Info packet/website: Judy presented a statement to add to the resident information packet explaining dues for residents that pertain to residents in the community.

A **MOTION** was made by Lee and seconded by Bill to approve the statement presented by Judy to add to the JCCV website and add it to the Resident info Packet. All in favor. **MOTION PASSES** unanimously.

e. Pool Fence: Katie reported on the area that is being investigated on moving the fence and the chairs by the pool. Information was presented on the plan, and the current quote is roughly \$1500. This is being investigated to address next year. More information is being gathered on this to check with the pool inspectors to be sure there is no issue with making this change.

f. Irrigation:

Judy made a **MOTION** to approve a \$650 irrigation quote to address some electrical repair to fix some irrigation that is not working. Lee seconded the motion. All in favor. **MOTION PASSES** unanimously.

RESIDENT COMMENTS/INQUIRIES: Questions were taken by the board of directors from those residents present at the meeting.

NEXT MEETING: May 19th, 2025 via ZOOM

ADJOURNMENT: With no further Association business to discuss, Lee made a **MOTION** to adjourn at 11:33 a.m. Katie seconded the motion, the **MOTION PASSES** unanimously.

Respectfully submitted,

Lauren Wilson, MBA, LCAM

For the Board of Directors for Jacaranda Country Club Villas