

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

Board of Directors Meeting April 20, 2026, at 10:00am  
Via Zoom

**CALL TO ORDER:** The meeting was called to order by Lee Snell at 10:00 a.m.

**BOARD MEMBERS PRESENT:**

Judy Liston, Treasurer  
Lee Snell, Vice President  
David Prince  
Katie Derrhon

**SUNSTATE MANAGEMENT GROUP STAFF PRESENT:** Gina Fouquet, along with residents present via zoom.

**DETERMINATION OF THE QUORUM:** It was 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:** David made a **MOTION** to approve the March Board Meeting Minutes as presented. Judy seconded the motion. All in favor. **MOTION PASSES** unanimously.

**PRESIDENTS REPORT:** none.

**FINANCIAL REPORT:** Judy gave an extensive report on current financials as attached to the corporate record.

**CORRESPONDENCE:** none

**COMMITTEE REPORTS**

**Irrigation and Buildings** – Katie reported that she asked George and Hank for a quote to update the irrigation on the left-hand side as you are leaving the association. Some of the sprinklers are too close to the street and are watering the street. The drip lines need to be looked at.

**Grounds** – Katie reported that the grounds look good except for 2 palm trees.

**Compliance Committee:** David reported that he is working on a few issues. The attorney asked the board to modify some documents, correspondence, and the front sign for 55+.

Judy made a motion to go with the big sign for approximately \$3500, seconded by Katie. All in favor. **MOTION PASSES**

**Welcome Committee:** Nothing to report

**Insurance:** Insurance for the year to date is \$62,000 compared to \$250,000 budget. Policies renew starting June 1<sup>st</sup>. We won't know for sure if there will be a premium increase or not until approximately May 31<sup>st</sup>. Sedgwick cost for building appraisal did go up by 10%.

**Pool Areas/Pest Control:** Lee reported that the board would like to modify the contract for pest control and add rodent boxes. Also to install at each condo at the end of each building.

**Safety Report:** Doug reported that the fire extinguisher was completed in March. It passed at 64% which is up from last year. There were 20 extinguishers that were not inspected because they were not sitting outside of the door. There were also 8 extinguishers not in compliance and need to be replaced. Katie went with inspector and took all of the notes.

**JWHA #1:** Karl Sieg reported that the master has not had their meeting yet.

**ARC Requests:** Unit 809 – Impact Windows; A motion was made by Lee and seconded by David to approve the Impact Windows. All in favor. **MOTION PASSES**

**UNFINISHED BUSINESS:**

a. Status of HOPA questionnaires received – Gina reported that Sunstate has receive about 28 of the questionnaires.

**NEW BUSINESS:**

a. Status of keypad locks on pool restroom doors – Gail reported is the bathrooms is accessible to the public currently. There are rules from the state that would need to be followed by the public, and the restrooms would need to be handicap accessible. She reported that we have a wonderful team that looked at the existing doors. The doors themselves are in good shape and have been adjusted to close. To be totally functioning properly, there needs to be some maintenance on the actual door jam. For the maintenance it would be approximately \$700 and if all supplies are not needed it could be \$450. This project will not be able to be done until the first of next year.

David made a motion to pass the budget of \$700 and not over and to lock up the bathrooms for just community use only, Lee seconded. All in favor. **MOTION PASSES**

b. Rodent boxes and vote on new agreement with Nature Zone – Judy made a motion to accept the modified Nature Zone contract and add 36 rodent boxes for 2026 is \$2040 unbudgeted. All in favor. **MOTION PASSES**

c. Pool Heater – Joe reported that Symbiont gave him a few choices to choose from for the heater. David made a motion that we replace the GEOTHERMAL heater now in a controlled environment, Lee seconded the motion. All in favor. **MOTION PASSES**

**RESIDENT COMMENTS/INQUIRIES:** Questions were taken by the board of directors by residents.

**NEXT MEETING:** May 18, 2026, via ZOOM

**ADJOURNMENT:** With no further Association business to discuss, David made a **MOTION** to adjourn at 11:02 a.m. Lee seconded the motion, the **MOTION PASSES** unanimously.

Respectfully submitted,

*Gina Fouquet, LCAM*

For the Board of Directors for Jacaranda Country Club Villas