

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, JANUARY 18, 2016
9:30 A. M.**

Floor Open to Owners' Comments: None.

Present: Clayton Harrington, President, Lee Snell, Secretary, Dave Long, Treasurer, Tim GaNun, Director, Jackie Wood for Management and owners in the audience. Absent: Keith Matthei, Vice President.

The meeting was called to order by the President, Clayton Harrington, at 9:31 A. M. at the offices of Keys-Caldwell, Inc., 1162 Indian Hills Blvd., a quorum being present. Proof of Notice of Meeting was posted at least forty-eight hours in advance. All Motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Reading and Approval of Minutes of Last Meeting: MOTION was made by Lee Snell and seconded by Dave Long to approve the Minutes of the Meeting of December 21, 2015, as presented.

MOTION PASSED.

Resignations/Appointments: None.

REVIEW OF FINANCIAL REPORT: Dave Long reported that the 2016 budget was prepared based on estimates, the year ended with a few line items over budget but overall the Association ended in good shape.

CORRESPONDENCE: 845 AMA – window replacement – approved;

Irrigation and Buildings: Tim GuNan reported that sprinkler heads were replaced at 834, 809, 824, and 880. Rust stains removed around the pool area. Hank will be replacing all the wiring to the clocks in the 904 area for approximately \$1000.

Grounds and Bylaws: Clayton Harrington read Keith Matthei's report, a copy of which is attached and made a part of these original minutes. Mr. Harrington stated that he will follow up with the County; all parking violations have been remedied; the proposed amendment is being drafted by the Attorney.

Insurance, Financial and Budget: No additional report.

Pool, Pool Area and Pest Control: Lee Snell reported that the bathrooms have been painted; the cosmetic pool deck repair is under \$200; he will put together a Notice regarding pest control to be posted on the bulletin board at the pool and also on the community Facebook page.

JWFOA Representative Report: Clayton Harrington reported that there has not been a meeting

since early December. The Master Association intends to sue an owner over violation fines.

UNFINISHED BUSINESS:

Patios – Proposed Amendment: Covered.

Electric on the Front Island: Project planned for the next month or so.

New Well: No report for this meeting.

NEW BUSINESS:

Extended Driveway Parking: Covered.

Cleaning the Front Wall: Tim GaNun will obtain a bid from Tony, the maintenance man, to clean and paint the interior of the front wall.

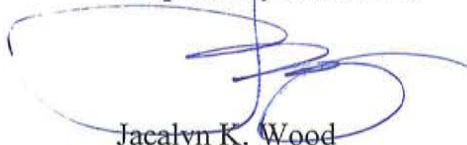
SALES/RENTAL APPLICATIONS: None.

MOTION was made by Lee Snell and seconded by Tim GaNun that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:28 A. M.

Respectfully submitted,



Jacalyn K. Wood
For the Secretary

Board Meeting, 1/18/16

Grounds & Bylaws, Keith Matthei

George Brink finished the stump/root grinding.

Landscape committee will decide what to plant next in the various locations where dead growth was removed.

Beechtree lifted the irrigation zone valves that were depressed behind 888, eliminating the "sink holes".

Memo from Fire Dept regarding propane storage was posted at the pool. In the resulting discussions with owners I learned at least one unit has a propane tank installed inside the unit, next to the fireplace. KC has scheduled a Fire Marshall to speak at the annual meeting about this.

Rules & Regs document: there are differences between the one included with the Welcome Packet and the "official" version on the KC website. The Welcome Packet version needs some corrections/updates (see attached).

Clayton, Tim and I met with Beechtree on 1/12 to discuss the well water quality and possible treatment. They have one other customer, Harrington in Plantation, who uses a chemical treatment (chlorine) injection to reduce iron staining. They will get us the name of the vendor who installed the system. Beechtree did not sound optimistic that it would work for us because they feel our iron content is much worse. Another option is to check with the town and see if recycled water is available on Sklar. Apparently some streets have this available. The irrigation system is on for about 80 hours each week total, and if we estimate the average flow rate is 15 gpm, then we are using about 72,000 gal per week.

Other irrigation issues Beechtree raised: we need a new pressure tank (they will give us a quote), and zone 5 (905-907) needs new wiring between the controller and the zone valves.

No progress on sink-hole by 901? (Clayton informed the county)

Parking notices sent by KC: 891 complied; 826 is building shelving and will comply soon; 867 no response?

Patios:

Our draft of the patio/entry amendment was sent to lawyer on 12/21/15. No response as of 1/12/16.

January 7, 2016

FIRST NOTICE

**ANNUAL ELECTION AND ANNUAL MEETING OF
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**

DATE: March 7, 2016

PLACE: Jacaranda Public Library, 4143 Woodmere Park Blvd., Venice, 34293

TIME: 2:00 P. M.

ITEMS OF IMPORTANCE

Election of **2** new members to the Board of Directors for **2** year terms.

NOTICE: Enclosed you will find a form to fill out if you would consider serving on the Board of Directors. This form must be returned to the Secretary of the Board, no later than **January 27, 2016**. You may attach a resume for distribution to all owners if you wish. The resume must be printed on one side of one 8-1/2 x 11 inch sheet of paper. Neither the Board nor the Association is permitted to edit, alter or otherwise modify the contents of the information sheet and, therefore, takes no responsibility for its content nor shall either entity be held accountable for any libelous or slanderous remarks.

REMEMBER: In accordance with Chapter 718.112(2)(d)3 of the Florida Statutes and the Florida Administrative Code, a nominating committee is no longer permitted. Thus, every unit owner is required to come forward within 40 days prior to the Annual Meeting if interested in running for the Board of Directors. It is **VERY IMPORTANT** that we have at least **2** owners willing to serve.

*** The Address to mail the form if you intend to run for election:

**SECRETARY
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
C/O KEYS-CALDWELL, INC.
1162 INDIAN HILLS BLVD.
VENICE, FL 34293**

TO: Secretary, Jacaranda Country Club Villas Condominium Association, Inc.

I am submitting my name to run for the Board of Directors at the elections to be held **March 7, 2016.**

I (have) or (have not) included a resume with this form and wish to have it distributed to all owners with the **Second Notice** of the annual meeting.

Signed _____

Unit Number _____

Date: _____

This form and resume must be returned to the Secretary no later than **5:00 P. M., January 27, 2016**, at the address listed below.

**SECRETARY
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
C/O KEYS-CALDWELL, INC.
1162 INDIAN HILLS BLVD.
VENICE, FL 34293**

01
William and Beverly Marcoux
905 Country Club Circle
Venice, FL 34293

02
John and Catherine Girard
1 Ball Street
Pawcatuck, CT 06379

03
Richard and Kristy Woods
906 Country Club Circle
Venice, FL 34293

04
William and Doreen Ryan
108 Southwind Road
Waterbury, CT 06708

05
Jeffrey and Diane Sanborn
824 Country Club Circle
Venice, FL 34293

06
Roy and Helen Francis
822 Country Club Circle
Venice, FL 34293

07
Donald and Debra Thayer
828 Country Club Circle
Venice, FL 34293

08
Harold Flachick / Ann Hackett
826 Country Club Circle
Venice, FL 34293

09
Sam and Jocarol Abezetian
44 Park Lane
Park Ridge, IL 60068

James and Joan Lassus
834 Country Club Circle
Venice, FL 34293

11
Clayton Harrington Jr.
841 Country Club Circle
Venice, FL 34293

12
Peter and Jeanine Connaughton
601 Spencer St
Petosky, MI 49770

13
Frank and Judy Christman
833 Country Club Circle
Venice, FL 34293

14
Lois Odom
835 Country Club Circle
Venice, FL 34293

15
David P. Long
837 Country Club Circle
Venice, FL 34293

16
Donald and Gretta Runyan
3109 Country Side Court
Springfield, OH 45503

17
Timothy and Noreen Ganun
825 Country Club Circle
Venice, FL 34293

18
Lee and Mary Ellen Snell
827 Country Club Circle
Venice, FL 34293

19
James and Judith Liston
831 Country Club Circle
Venice, FL 34293

20
James and Judith Liston
831 Country Club Circle
Venice, FL 34293

21
Robert and Georgina Higgins
15 Lila Avenue
Medford, MA 02155

22
Jerome and Robin Illowsky
104 Donridge Drive
Dewitt, NY 13214

23
Dennis Poney
821 Country Club Circle
Venice, FL 34293

24
Robert and Ellen Harenberg
823 Country Club Circle
Venice, FL 34293

25
Charles and Christine Reass
204-29 9th Avenue
Breezy Point, NY 11697

26
Jane Anderson
811 Country Club Circle
Venice, FL 34293

27
Joellen Huddy
813 Country Club Circle
Venice, FL 34293

28
Joseph and JoAnn Ackourey
115 Juniper Way
Basking Ridge, NJ 07920

29
Roger and Joyce Griswold
801 Country Club Circle
Venice, FL 34293

30
Francis and Helen Price
396 Landsbrook Drive
Venice, FL 34293

31
John II and Beth Ann Russell
805 Country Club Circle
Venice, FL 34293

32
Julianne Bitner
807 Country Club Circle
Venice, FL 34293

33
Lynda McCarthy
845 Country Club Circle
Venice, FL 34293

34
Joseph and Pauline Gutowski
847 Country Club Circle
Venice, FL 34293

35
Josephine Holmberg and Bob Shand
849 Country Club Circle
Venice, FL 34293

36
Billie Moore
851 Country Club Circle
Venice, FL 34293

37
William and Candace Cashmore
34556 Jesica Lane
New Boston, MI 48164

38
Nicolas and Nouha Salibi
162 Bon Chateau Drive
St. Louis, MO 63141

39
Ray and Lucille Koah
857 Country Club Circle
Venice, FL 34293

Francis and Christine Brunner
177 Beach 126 Street
Belle Harbor, NY 11694

41
Mildred O'Boyle
861 Country Club Circle
Venice, FL 34293

42
Roberta Blair
888 Country Club Circle
Venice, FL 34293

43
Robert and Joan Erdin
886 Country Club Circle
Venice, FL 34293

44
Louise Wurst
884 Country Club Circle
Venice, FL 34293

45
Charles R. Ford
882 Country Club Circle
Venice, FL 34293

46
Esther Gibson
880 Country Club Circle
Venice, FL 34293

47
Kristine Memole
898 Country Club Circle
Venice, FL 34293

48
Leland and Gail Zook
14377 Murphy Road
Winnebago, IL 61088

49
Maria Val
894 Country Club Circle
Venice, FL 34293

50
Advantaira Trust FBO D. Allison
IRA #6129201
816 Beverly Road
Venice, FL 34293

51
William and Shawn Jolie
890 Country Club Circle
Venice, FL 34293

52
Warren Jensen
899 Country Club Circle
Venice, FL 34293

53
Jose and Edilia Duenas
901 Country Club Circle
Venice, FL 34293

54
Larry and Carol Norris
903 Country Club Circle
Venice, FL 34293

55
William and Sharon Tedrow
891 Country Club Circle
Venice, FL 34293

56
Michael and Holly Bittman
14 Gross Lane
Easthampton, MA 01027

57
Joseph Jr. and Patricia Macarelli
48 Ponemah Road, B-3
Amherst, NH 03031

58
Doris Kerper
897 Country Club Circle
Venice, FL 34293

59
Johnson Estate c/o John Kirksey
P.O. Box 1955, George Town
Cayman Islands, KY1-1110

60
Douglas and Mary Moore
145 Sterling Street
Greenport, NY 11944

61

Jean and Geraldine Dejarnett
885 Country Club Circle
ce, FL 34293

71

Ron and Sharon Springall
867 Country Club Circle
Venice, FL 34293

62

Jack Schumacher
480 Mitchford Road
Wayne, PA 19087

72

Margaret Barone/Gina Marie Barone
164-04 33 Avenue
Flushing, NY 11358

63

Joseph and Carol Amedio
Foreclosure
PAYMENT PLAN - \$300.

64

Donald and Dorothy Bennett
10594 Trapper Lane
Canadian Lakes, MI 49346

65

Fred and Frances Cox
873 Country Club Circle
Venice, FL 34293

66

William and Brenda Brennan
1485 Leverette Road, Apt. 2007
Warner Robins, GA 31088

67

Tully Estate
c/o M. Tully / L. Brindle
58 Oak Hill Road
Pittsfield, MA 01201

68

Redivio and Harriet Malusa
879 Country Club Circle
Venice, FL 34293

69

Gerald and Sheila Hawkins
863 Country Club Circle
Venice, FL 34293

Keith and Allison Matthei
865 Country Club Circle
Venice, FL 34293

KEYS-CALDWELL, INC.

AFFIDAVIT OF MAILING OF NOTICE TO UNIT OWNERS

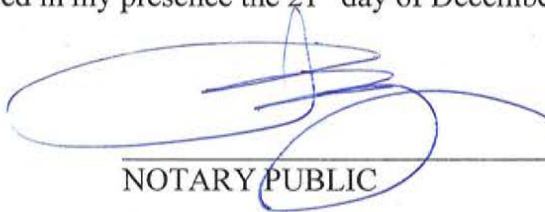
**STATE OF FLORIDA
COUNTY OF SARASOTA**

The undersigned officer of the Condominium Association or Management Representative, whose name appears at the bottom of the affidavit, does swear and affirm that the notice of the meeting of the Association to be held 07 March 2016 @ 2:00 PM was mailed and posted in accordance with the By-Laws of the Association and in accordance with Florida Statutes and/or the unit owner or owners waived notice by mail and acknowledged receipt of said notice and that said notice was either mailed or delivered to each unit owner or owners at the address last furnished to the Association, as such address appears in the books for the Association.

Association: Jacaranda Country Club Villas Condominium Assoc., Inc.

By: C. Hooks

SWORN to before me and subscribed in my presence the 21st day of December, 2015.



NOTARY PUBLIC

My Commission Expires:



JACALYN K. WOOD
MY COMMISSION # EE 884310
EXPIRES: April 20, 2017
Bonded Thru Budget Notary Services

NOTICE
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, DECEMBER 21, 2015
AT THE OFFICES OF KEYS-CALDWELL 1162 INDIAN HILLS BLVD.
9:30 A. M.

Floor Open to Owners' Comments.

1. Call to Order.
2. Proof of Notice of Meeting and Established Quorum.
3. Reading and Approval of Minutes of November 16, 2015.
4. Resignations/Appointments.
5. Review of Financial Report.
6. Correspondence: 888 Concern – Sink Hole; 898 Concern – Dead Shrub; AMA 821 – Replace Windows; AMA 883 – Replace the Garage Door; 906 Letter – Trip and Fall.
7. Committee Reports:
 - A. Irrigation and Buildings.
 - B. Grounds and By Laws.
 - C. Insurance, Financial and Budget.
 - D. Pool, Pool Area, Pest Control.
 - E. JWHA Representative's Report.
8. Unfinished Business:
 - A. Patios – Proposed Amendment.
 - B. Electric at Front Island.
 - C. New Well.
9. New Business:
 - A. Vote on Proposed 2016 Budget
10. Sales/Rental Applications.
11. Adjournment.