

**MINUTES OF THE ORGANIZATION MEETING
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, MARCH 7, 2016
3:35 P. M.**

Present: Clayton Harrington, term expiring 2017
Keith Matthei, term expiring 2017
Bill Tedrow, term expiring 2018

Absent: Tim GaNun, term expiring 2017
Lee Snell, term expiring 2018

Present from Management were Jim Kraut and Jackie Wood.

The meeting was called to order by the Acting Chairman, Jackie Wood, at 3:35 P. M. at the Jacaranda Public Library, 4143 Woodmere Park Blvd., Venice, a quorum being present. Proof of Notice of Meeting was submitted.

It was the consensus of the Board that officers be elected as follows:

President	Clayton Harrington
Vice President	Keith Matthei
Secretary	Lee Snell
Treasurer	Bill Tedrow

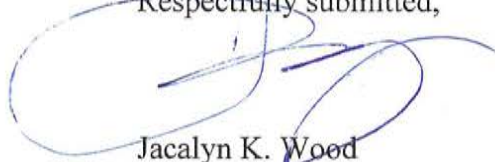
Corporate Resolution: Signers on the bank accounts to be two of the following: President, Vice President, Treasurer, Jim Kraut or Jackie Wood.

There will not be a March regular Board meeting.

Committee assignments will be made at the April meeting.

There being no further business to bring before the Board, the meeting was adjourned at 3:40 P. M.

Respectfully submitted,


Jacalyn K. Wood
For the Secretary

**MINUTES OF THE ANNUAL ELECTION AND ANNUAL MEMBERSHIP MEETING
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, MARCH 7, 2016
2:00 P. M.**

The meeting was called to order by the President, Clayton Harrington, at 2:00 P. M. at the Jacaranda Public Library, 4143 Woodmere Park Blvd., Venice. A quorum was announced with 30 proxies and 26 units present for a total of 56 units represented. Present from Management were Jim Kraut and Jackie Wood.

Clayton Harrington thanked those in attendance for coming to the meeting, introduced himself, and introduced the current Board of Directors.

Approval of Minutes of Annual Meeting March 5, 2014: MOTION was made by Peter Connaughton and seconded by Roy Francis that the minutes of the Annual Meeting of March 5, 2015, were approved as presented.

REPORTS OF OFFICERS AND COMMITTEES

President: Clayton Harrington read his report, a copy of which is attached and made a part of these original minutes.

Dennis Poney reported a problem with the lamp post at 890. Larry Norris reported that the road sealing project is scheduled to begin at the end of March and into April of this year.

Irrigation/Buildings: Tim GaNun read his building report, a copy of which is attached and made a part of these original minutes. Owners that wish to have sprinkler heads capped are to contact Tim.

Treasurer: Dave Long read his report, a copy of which is attached and made a part of these original minutes.

Landscaping/Bylaws: Landscaping: Keith Matthei read his report, a copy of which is attached and made a part of these original minutes. There are no plans to shore up the remaining lake bank.

Pool/Pest Control: Pool: Lee Snell reported on the pool related projects for the year. It was suggested that the wooden fence near the pool area be repaired and painted.

Social Committee: The Social Committee report was read, a copy of which is attached and made a part of these original minutes.

Sarasota County Fire Department representatives Karla Kraemer and Tim Carden, spoke to the membership about Storage and Use of Propane, and current programs offered by the County Fire Department.

UNFINISHED BUSINESS: None.

NEW BUSINESS

Open floor: Driveway maintenance is the unit owner's expense. It was suggested that the Board allow an alternative surface.

SURPLUS Approval of Surplus Carry Forward to 2016 Operating Budget. The Board recommends a yes vote.

YES 56 NO 0 PASSED.

WAIVER OF COMPILATION Should the Compilation of the Association records by a certified public accountant be waived for the next fiscal/calendar year (2016) and instead provide a Statement. NOTE: Chapter 718.111(13) may be waived or reduced no more than 3 consecutive years. Association must comply by 2017.

YES 51 NO 4 PASSED.

PROPOSED AMENDMENT I approve of the Proposed Amendment to the Declaration of Condominium 9.4 Alterations by Unit owners, as attached:

YES 54 YES 1 PASSED.

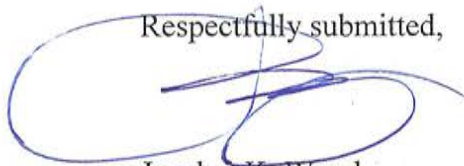
Announcement of New Directors: Lee Snell and Bill Tedrow were announced to have been elected to the Board for two year terms each.

MOTION was made by Peter Connaughton and seconded by Bill Tedrow that the meeting be extended to Monday, April 18, 2016, at 9:30 A. M., for the purpose of collecting additional votes.

MOTION UNANIMOUSLY PASSED.

The meeting was temporarily adjourned at 3:54 P. M.

Respectfully submitted,



Jacalyn K. Wood
For the Secretary

BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS

March 7, 2016

2016 Annual Meeting, President's Report

President's Report:

1. 1st Owners Meeting was October 6, 1987. 2016 is our 29th meeting.
2. 7 units were sold/purchased during the last 12 months. All of those sales occurred during the 1st 6 months. We have already met these new owners at some time around the Circle. At this time I would like to formally welcome our new owners on the behalf of the JCCV Condo Association:

Doug and Mary Moore – 883
Rich and Kristi Woods – 906
Robert and Georgina Higgins – 817
Joseph and Patricia Macarelli – 895
Bill and Sharen Tedrow – 891
Bill and Doreen Ryan – 904
Harold Falchick and Ann Hackett – 826

3. I want to thank all of our volunteers. We have 2 informal committees that work year round: the Landscaping/Garden committee and the Social committee. On behalf of the Assoc I want to say thank you to all who help make our Circle beautiful - **Judy Liston, Mary Ellen Snell, Sharen Tedrow, and Diane Long** – (and David Long, too).

Thank you to **Allison Matthei, Kris Memole and Diane Long** for their efforts in coordinating social events for us.

Doug Moore is reviewing all of the Welcome Packet documents.

Larry Norris is the JCCV representative to the JWHOA Roads Committee.

Chuck Ford is the moderator for the JCCV FB page.

Dennis Poney who monitors the light bulbs for the Assoc.

Lois Odom who takes care of the seasonal decorations on pool bulletin board.

And, last but not least, The Board of Directors.

Thank you to all who help. Volunteers are the life blood of the organization.

4. I am the Association rep to the JWHOA Bd of Directors.

BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS

JWHA borders – Center Rd to Shamrock; Shamrock to Gondola; From Center down Jacaranda to Alligator Creek; and at least 5-6 blocks deep to the East of Jacaranda.

\$325/yr; Meetings are the last Thursday of each month, 12 mos/yr.
JWHA is responsible for the roads, common areas in their boundaries, and enforce rules and restrictions. We can be more restrictive, but not less restrictive.

Our road is scheduled for a sealcoat this Spring. Schedule info will be posted on the Website and at the Pool.

5. (I am the ombudsman for the Association.)

6. Highlights –

In addition to all of the usual and customary maintenance:

We established a website;

We replaced all of the lamppost fixtures. TY to Lowes for helping us.

We learned about and addressed the patio issue.

Going forward –

Re-visiting the rust issue; in progress;

Working with our insurance brokers to keep our expenses down.
Re-roofing has played a major part in reducing our costs - TY to the leadership of our previous Bds for pushing the re-roofing project.

Replacing the “No-Soliciting” sign.

Whatever else comes our way.

Monday March 7, 2016

On February 22, 2016 I met with David Arend regarding removal of rust from the irrigation system. David has a system that will inject Rid-O-Rust into the irrigation system to remove the rust

This system involves installation of a 30 gallon tank and a pump to inject the Rid-O-Rust. David has submitted an estimate of \$801.96. A gallon of Rid-O-Rust costs \$15.00

The down side is that someone will have to add the Rid-O-Rust to the 30 gallon tank once or twice a month.

Treasurer's report for the 2015 Annual Meeting

The Statement of Operations for 2015 showed a net income \$19,335. Ordinary income is relatively straight forward and is reported on the budget with Total Income at \$257,269, and actual Total Income slightly higher at \$258,086. The resultant net income is from of actual expenses being less than budgeted expenses. Let me highlight some of accounts:

Insurance is the most significant single item. There, actual costs were less than budgeted cost by \$8,421.

Additionally:

General Maintenance was under budget \$946

Pool & Irrigation Repairs were under budget \$2095

Landscaping/ Trees/Mulching combined were \$7906 under budget.

Water/Sewer and Electric were under budget by \$908.

This group of items accounts for \$11,855 under budget.

The Balance Sheet at 12-31-2015 indicates an operating account of \$69,836 plus a reserve account of \$18,565.

Accounts Receivables have been reduce to \$1,397.

The Board is able to report that the estimated net income in 2015 is applied to the 2016 budget in two ways. First a reserve fund for Well/Rust Removal is fully funded in the amount of \$10,000. Secondly, quarterly dues were reduced by \$20 per unit per quarter.

Respectively,

David Long, Treasurer

March 7, 2016

JCCV Annual Meeting

Keith Matthei, VP Grounds & Bylaws

We're trying to keep the front wall looking good with annual mulching, and this year we also mulched the backside of the wall and several other planted islands on the property.

We had some dead and overgrown bushes removed and ground out the stumps. I'd like to thank the landscaping committee for planting some bushes and flowers in these bare spots.

Thanks to Margaret Barone for donating a Jacaranda tree which we planted in the large grass area between units 898 and 904. It seems to be doing well there and should have plenty of space to grow.

The geothermal pool heater was having a problem with low water flow from the 2 wells it uses, and we were able to solve the problem by cleaning the well points which was a fairly inexpensive solution. At this time those 2 shallow wells seem to be doing fine.

The board is still looking for possible solutions to prevent the rust staining from the 2 deep wells used for irrigation. We have funds budgeted for a new well but there are no guarantees it wouldn't have the same problem.

I was able to find most of the original plot plans and surveys for our development and had these posted to the Keys Caldwell website in case any of you want copies.

Just a reminder, if you see any landscaping problems please submit a concern form and also if you want to make changes to the plantings around your unit to please submit a landscape change request form.

Here is an update on what happened with the social committee this past year.

This year's social committee had two chairs; Kris Memole and Allison Matthei. Even though we are both known for throwing a good party, our mutual goal is to live in a community that builds connection with each other. While I was away in January I received a text from one of our neighbors who wanted to get more involved. I forwarded her text to Kris and before I even arrived home a week later, group Scrabble was started with the new person, Kris and others. Many people volunteered their time to make a number of activities happen this year. There are so many who help out at parties and activities in many ways and we thank them. In 2015 Kris and I organized a fun St Patty's day party and Thanksgiving party and had numerous people help with decorations, table settings, music, the raffle, cooking, games, coffee, lighting and more. Organizing and seeing an event through clean up takes time, energy, and much consideration and all of it is greatly appreciated and needed. During the summer season the circle held impromptu Memorial day and 4th of July parties and they were successful and well attended. Loved seeing the pics on our new JCCV Facebook site, thank you Chuck Ford. Our new Jacaranda Country Club Villas Facebook page is allowing us to share our community information more quickly and efficiently. Lois Odom continues to make our pool bulletin board seasonally beautiful. Helen Francis has been sending cards to our circle neighbors in need of our support and in celebration. John Russell donated his woodworking talents creating the handsome name tag holder. Many many people labor behind the scenes. The annual Holiday caroling was well attended and well received which included a bit of eggnog, a group photo taken at a very appreciative neighbor's home and the warmth generated by singing together for someone else. The Monday meet and greet is alive and well supported by seasoned owners, new owners and visitors. The newest and latest activities have been the organized games around the circle; Hand & Foot, Mexican Train Dominoes, Ladies Poker, Men's Breakfast, Scrabble, Ladder-golf and the Women's monthly Lunch. There are many activities still waiting to happen and others that haven't even been thought of yet. Thanks to everyone who initiates, attends and donates their energy and time to make our community just what it is; a place where we are fortunate to be surrounded by beauty and to be supported by good friends and neighbors.

Allison & Kris



Sarasota County Fire Department

To: Apartment Managers and Condominium Associations

RE: Storage and Use of Propane on Porches, Balconies, Breezeways, or Lanais

It has come to my attention that propane cylinders are being used and stored on porches, balconies, and breezeways. This activity is a life safety hazard to the occupant and his or her neighbor(s). The National Fire Prevention Association 1, Chapter 10 states:

10.11.6.1 For other than one- and two-family dwellings, no hibachi, grill or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony, under any overhanging portion or within 10 ft (3m) of any structure.

10.11.6.2 For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

In order to maintain a safe environment for the tenant and their neighbor(s), the cylinders must be removed from the structure as soon as possible. Failure to comply could result in non-compliance fees.

Thank you for your assistance in this matter. Should you have any questions please contact my office at (941) 861-2290.

Working Toward A Fire Safe Community,



John E Reed,
Fire Marshal
8/24/15

Serving our Community with PRIDE
Professionalism, Responsibility, Integrity, Devotion to Duty, Excellence

NOTICE
BOARD OF DIRECTORS
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MONDAY, FEBRUARY 15, 2016
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 January 18, 2016, and the Minutes of February 4, 2016.
4. Resignations/Appointments.
5. Review of Financial Report.
6. Correspondence: AMA 888 – Replace Aluminum and Screen; Landscape Change 888 – Downspouts/Shrubs; AMA 890 – Roof Repairs.
7. Committee Reports:
 - A. Irrigation and Buildings.
 - B. Grounds and By Laws.
 - C. Insurance, Financial and Budget.
 - D. Pool, Pool Area, Pest Control.
 - E. JWHOA Representative's Report.
8. Unfinished Business:
 - A. Electric at Front Island.
 - B. New Well.
 - C. Cleaning the Front Wall.
9. New Business:
 - A. Annual Meeting.
 - B. Signage.
10. Sales/Rental Applications.
11. Adjournment.