

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting
May 20, 2019 at 10:30am
Jacaranda Public Library

CALL TO ORDER: The meeting was called to order by President Joe Macarelli at 10:32am.

DETERMINATION OF THE QUORUM: A quorum was established with Joe Macarelli, Joe Claro, Ron Springall (via conference call), Judy Liston and Lee Snell. Also present was Kim Delaney from Sunstate Management.

PROOF OF NOTICE: Meeting Notice was posted in advance in accordance with the Association's Bylaws and Florida Statute 7.18.

APPROVAL OF MINUTES: MOTION made by Lee Snell, seconded by Joe Claro to waive the reading and approve the April 15, 2019 Board of Directors meeting minutes. Motion passed unanimously.

PRESIDENT'S REPORT: Presented by Joe Macarelli. (copy attached)

- The Directories have been updated and will be printed.
- The Circle Newsletter will be emailed this week.
- The pool will be kept at 83 degrees or less to avoid algae.
- The next round of pool furniture will be purchased in December.
- The Board is in the process of researching solar heating the pool.
- The first phase of repairing the roads is scheduled for mid-July.
- Irrigation- the first phase of the drip line installation has been completed.
- The Board has decided to not meet in July and August unless there is an emergency situation.
- The board has decided to form a compliance committee to assist in maintaining the appearance of the Association. MOTION made by Joe Claro, seconded by Ron Springall to appoint Gene Pope, David Long and Robin Blair to the Compliance Committee. Motion passed unanimously.

TREASURER'S REPORT: Presented by Judy Liston. (copy attached)

- Judy reviewed the April 30, 2019 financial report as presented.
- The Association is currently over budget in common area mulch and has spent \$927 of the \$1000 budgeted for landscape replacement.
- Reserves- Judy proposes transferring \$35,000 from the Association's checking account to their savings account at the bank. Also moving \$35,000 on the Balance Sheet from "3610 Transfer to Pool Reserves- Equity" to "3530.01 Reserve Pool -Equity" (and its 8530.01 counterpart) and moving from "1001 Ops Sabal Palm checking account" to "1002 Res Sabal Palm savings account".
 - **MOTION** made by Joe Claro, seconded by Lee Snell to accept Judy's proposal to transferring \$35,000 from the Association's checking account to their savings account at the bank. Also moving \$35,000 on the Balance Sheet from "3610 Transfer to Pool Reserves- Equity" to "3530.01 Reserve Pool -Equity" (and its 8530.01 counterpart) and moving from "1001 Ops Sabal Palm checking account" to "1002 Res Sabal Palm savings account". Motion passed unanimously.

- Judy proposes that the \$35,000 be allocated into Pool and Irrigation reserves so that all “mechanical” items, including the pool resurfacing, are fully funded right now, but continue to accrue toward their replacement costs (i.e. once the item is fully accrued, it starts over, it doesn’t cease being accrued.) This will give us “overlap” so we have the money to replace an asset several years before its expected end of life. Items recently replaced will not get a supplemental “bump”. (I.E. Roof replaced in 2010, Doors in 2011, Cabinets in 2017 and Pavers in 2017).
- **MOTION** made by Joe Claro, seconded by Lee Snell to approve the allocation of \$35,000 as presented. Motion passes with 4 Yes Votes (Judy Liston, Joe Macarelli, Joe Claro, and Lee Snell) and 1 No Vote (Ron Springall)
- **MOTION** made Joe Claro, seconded by Lee Snell to approve the finance report as presented. Motion passed unanimously.

ARC APPLICATIONS/REQUESTS:

- 837 & 839- **MOTION** made by Joe Claro, seconded by Lee Snell to approve the landscape replacement in the front of the units as presented at the homeowner’s cost. Motion passed unanimously.

CORRESPONDENCE:

- a. The Circle Newsletter: Joe M. will be providing The Circle Newsletter to Kim for distribution via email. It will also be posted on the website.
- b. Owner’s Directory: Joe C. and Kim have been working on updating the directory. Once completed, the Directory will be posted to the website.

COMMITTEE REPORTS

IRRIGATION AND BUILDINGS: Presented by Joe Claro.

- The Owner’s Directory is in the final stages of revision, it should be posted to the website by the end of the week.
- During a walk through with Beechtree several irrigation concerns were addressed and should be repaired in the next couple of months.
- The Board discussed issues that the Association is having with Beechtree and does not feel that the contract is being met. A landscaping spec sheet will be developed to review with Hank.

GROUNDS/VICE PRESIDENTS REPORT: No Report.

INSURANCE

- The Board should receive the 2019-2020 insurance proposal in the next few weeks.

PEST CONTROL

- Pest Shield is monitoring the rodent activity.

POOL AREAS

- The Board discussed the Winchester Cleaning contract and possibly changing the cleaning day.
- The Board discussed the quality of service that is being provided by Aqua Doc. Kim will contact other pool companies to provide maintenance proposals.

SAFETY REPORT: No Report.

JWFOA#1

- The roads will be refinished in June or July.

UNFINISHED BUSINESS:

- a. **Overgrown Oak Tree at 899 CC:** The Board discussed the proposal to remove a large lead and decided to table the issue due to finances.
- b. **Pool Area Expansion: MOTION** made by Judy Liston, seconded by Lee Snell to remove pool area expansion from Unfinished Business on the Agenda.
- c. **Parking Sign:** Joe M. discussed the design for the No Parking Signs. They will have the same design as the front entrance sign.
- d. **Patio Expansions: MOTION** made by Ron Springall, seconded by Lee Snell to approve patios expansions up to 100ft. Motion passed unanimously.
- e. **Unit Keys:** Joe C. and Kim are working on letter to send to all owners explaining the need for the management company to have a key to each unit on file. After the letter is sent, Joe C. and Kim will schedule a time to check the keys that management already has on file to see which ones are correct and send letters to owners that need to submit a new key.

NEW BUSINESS:

- a. **Patio Awnings:** The Board discussed allowing homeowners to add retractable awnings to their units. **MOTION** made by Joe Macarelli, seconded by Joe Claro to write a policy for retractable awnings. Motion passed with 4 Yes Votes (Joe Macarelli, Joe Claro, Ron Springall, and Lee Snell) and 1 No Vote (Judy Liston).
- b. **Nonworking Solar Lights:** There are several lights on the buildings that are not working properly. **MOTION** made by Joe Claro, seconded by Lee Snell to have Venice Electric submit a proposal to inspect and repair the solar lights. Motion passed unanimously.

HOMEOWNER COMMENTS:

- It has been reported that a resident has been open feeding animals. Management will send a letter to the owner reminding them that it is against the rules to open feed animals and the dangers it may cause.

ADJOURNMENT: With no further Association business to discuss, Lee Snell adjourned the meeting at 12:10pm.

Respectfully submitted by

Kim Delaney/LCAM

For the Board of Directors for Jacaranda Country Club Villas

**REPORT OF THE PRESIDENT
JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
MAY MEETING
MONDAY, MAY 20, 2019
JACARANDA LIBRARY 9:30 A. M.**

KEEP ALL RESIDENTS OF JACARANDA COUNTY CLUB VILLAS INFORMED OF ALL ISSUES IMPACTING OUR COMMUNITY.

Communication

The Board is committed to improving communication to our individual residents-both computer aware and those not 'plugged in'.

An additional 25 resident directories will be made available with Joe Macarelli to any interested resident. The Board believes these communication vehicles could be better and are soliciting the help of residents to develop a more accurate and up-to-date Circle Directory.

We would like to develop a Welcoming Committee to plug in the new residents currently arriving.

We are also soliciting for residents interested in serving on the compliance committee.

Ron Springall, Grounds Chair, and Joe Claro, Irrigation Chair, have worked with vendors to develop and publish notification schedules for the services required within the Circle. Further, we plan to improve The CIRCLE to be more about circle AND HOA1 goings-on. These schedules are posted at the website. The board has requested that a suggestion site be available within the website. This is currently in the development stage. This may be combined with resident concerns page to bring to light issues residents would like the Board to consider.

ENSURE PRESERVATION OF JCCV PROPERTY VALUES RELATIVE TO THE PREVAILING MARKET PLACE.

In 2018 the Board initiated several campaigns with an eye to solidifying and improving our property values. Some improvements were developed for immediate concerns while others were more long-term fixes.

1. Pool

Gaged During the past weeks the board has initiated several improvement projects. Last summer we had to shut the pool for over a week due to algae. To avoid this, we need to keep the pool temperature at less than 83 degrees. This can be accomplished through a cooling cycle which we engaged at the beginning of May.

The board determined that the appearance of the pool area is a major contributor to the opinions of prospective buyers as to the desirability of ownership. Several residents accepted the challenge of improving the pool appearance. This began in 2016; with installation of the pool pavers in 2017 and continued in 2018 with replacing the pool area counter. Later the BOD approved improving the pool furniture which became, by economic necessity, a multiyear initiative. The second installment of this initiative-chairs and tables- will occur in the December.

2. Grounds and Buildings

The Board met with HOA1 board to develop a schedule for repairing the road. At this time the first phase repair will occur in mid-July.

In January Joe Claro and the landscape team began a multiyear initiative that should reduce staining of the Circle structures. Instead of sprinkler heads along driveways we will be installing drip lines thus reducing spray on structures and driveways. The first phase has been completed.

During the spring/summer we will further trim back the trees that infringing on roofing. This is over and above the palm tree trimming of over 90 palm trees in the fall.

The board further worked with Sunstate Management to improve the adjacent waterway. A cleanup team applied exfoliate to the waterway in late March.

Board member Ron Springall offered his valuable expertise to several resident areas and vastly improved landscaping appearances within those areas. The Board completed pool building door repairs in late April.

We toured the area with Beechtree services in late April. At issue was reduction of grounds inconsistency. While the grounds appearance \has certainly improved over last year at this time we still have significant weed issues. One very difficult issue is asparagus weed that grows within the different decorative bushes such as the Ixora currently improving the appearance of several front areas. According to Hank Johnson our gardener this nuisance weed actually grows from within the root of the bush and cannot be removed without removing the whole bush. This issue will be further discussed during the board meeting.

The board embarked on installation of solar heating of the pool. We contacted Harrimans Solar and received a quote for solar pool heating that we will use to compare against other solar vendors.

MAINTAIN STEWARDSHIP OF THE JCCV COMMUNITY APPEARANCE, FINANCES, INSURANCE, SAFETY AND SECURITY.

Finances

The board continued the financial focus of Country Club Circle to ensure all requirements regarding the Circle reserve big ticket replacements and/or repairs have been accounted for within the Circle reserves budget. Judy will discuss this within the financial report.

Insurance

The board meeting involving Mike Angers, our insurance representative to answer any issues or questions the board or the residents may have. As stated previously within the very detailed and complete write-up submitted by Judy Liston, our representatives reviewed quotes from over twenty carriers continuing to add dollars to the \$47K plus dollars they had already saved the association. As hoped Mike dispelled any misgivings providing an explanation of the insurance quoting process as well as how we can improve not only the insurance protection of the Circle in general but also how our individual insurance can be improved to enhance our personal protection.

Committees

The Board has commissioned a Compliance Committee and is pleased to report three residents have shown interest

David Long from 837

Robin Blair from 888

Gene Pope from 892

It is our hope this committee will assist the board in highlighting issues that will improve the appearance of the Circle as well as notification to the board of areas needing improvement.

WELCOME

Variance Report for April 2019

1-Legal/Accounting is \$737 vs \$2000 budget. This was for the attorney's response to the lien foreclosure at #811, so we've spent 1/3 of the budget in 1/3 of the year.

2-Insurance is \$33,080 YTD vs \$35,666 straight line budget, so we are slightly under budget.

3-GAB Robbins was \$650 vs \$550 we had budgeted. (Last year they billed us \$550 and we budgeted \$750).

4-Pest control is \$1450 YTD vs \$2880 annual budget, so we have paid for 2 treatments of the 4 treatments per year. (We budgeted \$720 per treatment but cost is now \$725 per treatment).

5-Rodent Control is \$260 YTD vs \$720 budget (\$60 per month) so we are on target tho evidently this service is now \$65/month.

6-Landscape Replacement/Supplies is \$927 YTD vs \$1000 budgeted for the year. This is after moving \$90.96 reimbursed to "Marsha Edgerton" in January to the books for JWHOA#1. The \$869 in February is \$830 to Beechtree for new plants/bushes and \$40 for rust remover chemical. This account is spent for the year, unless we free up money in some other account. (Two were for jatropa trees replacing palm trees that had died and the soil needed to "rest" before planting another palm. Normally we have charged new trees to 6101.01 Tree Replacement which has a \$500 budget for 2 palm trees, but we can't plant palms because of the soil issue.)

7-Common Area Mulch is really \$1284 YTD vs \$1150 budgeted for the year. This is mulching at the front wall and various common areas including the inside of the front wall at 801 as outlined in Ron Springall's report to the Board. This includes \$117.17 spent March 8 that the board voted to take from Lamp Post budgeted money that wasn't needed.

8-Drip lines in common areas has spent \$26.50 YTD vs \$6300 budgeted for the year. This project was completed in March, but we haven't received the bill yet.

9-Pool Contract Repairs is \$1814 YTD vs \$4600 budgeted. This is \$290 in January, \$692 in February, \$510 in March and \$321 in April. This is \$280 over the monthly straight-lined budget.

10-Water/Sewer is \$536 YTD vs \$1875 budgeted for the year or \$90 under the monthly straight-lined budget. (\$210 in January when we had a water leak in the bathrooms, and \$82 in February, \$161 in March, \$84 in April).

11-Electricity is \$2260 YTD vs \$5400 budgeted for the year. (\$747 in January, \$445 in February, \$574 in March, \$493 in April). We are \$460 over the straight-lined budget which is normal for this time of year.

Pool Reserves thru 2nd quarter (June 30) are \$21,230.

Remaining items are on or under budget.

The A/R Aging report shows 4 units are 1 month overdue on their last quarterly payment, and 2 owe \$25. Unit #811 that the bank is foreclosing owes \$2544.

Net Income YTD is \$5598.

Judy Liston
Finance & Insurance