Approved Minutes
Board of Directors Meeting April 25, 2019
Ventura Country Club Community Homeowners' Association, Inc.

Directors Present:
Dan Lees
Allan Amer
Peter Spudich
Elaine Humphrey
Dick Therrien
Petur Sigurdsson
Keith Armstrong
Mike Westerveld
Carole Hartman

Also Present:
Bob Hudgins – General Manager
Gabby Ramos – Community Association Manager

Meeting called to order at 7:00 PM by Board President Dan Lees. All directors being present, quorum was established to proceed.

Written notice of the meeting was posted on property by Gabby Ramos on April 23, 2019, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Peter Spudich to approve minutes of previous Board of Directors meeting held March 28, 2019 with noted edits; second by Allan Amer; approved by unanimous vote.

General Manager's report presented by Bob Hudgins. Summary of maintenance and improvement projects completed, in process and upcoming.

Treasurer report presented by Allan Amer:

Financial Results
For March 2019 we reported a Net Income of $45,692 which was $25,459 worse than the March 2019 Budget and $12,977 lower than March 2018.

For March 2019 Year-to-Date (YTD) we reported a Net Income of $93,292 which was $9,895 worse than the March 2019 Budget YTD and $38,439 lower than March 2018 YTD.

Reserve Account
Total Reserve Accounts are $2,719,520 with a net decrease for March of $50,050 bringing the increases to reserves as of March YTD up to $1,009. For March $57,489 was spent from capital reserves for the Clubhouse Ballroom design project ($37,856), the Swimming pool resurfacing and upgrade ($25,423), repairs for the ADMIN building conference room ($7,645) and paving around to the Curry Ford Gate ($3,300).

Safety Committee report delivered by Dick Therrien; review of topics discussed at April committee meeting.

F&B Committee report delivered by Petur Sigurdsson; review of topics discussed at April committee meeting.

Golf & Greens Committee report delivered by Keith Armstrong; review of topics discussed at April committee meeting.

Building & Grounds Committee report delivered by Mike Westerveld.
Motion by Mike Westerveld to approve $1,500 expenditure for two pedestrian crosswalks across Woodgate Blvd; second by Keith Armstrong; motion passed by vote of 8 to 1 – dissenting vote cast by Elaine Humphrey. Crosswalks to be located at the Woodgate/Lakepoint Drive intersection and between Shadybranch Drive and Autumn Green Drive.

Finance Committee report delivered by Allan Amer.
Motion by Allan Amer to purchase 18-month CD from T.Rowe Price in the amount of $250,000; second by Keith Armstrong; passed unanimously.

Motion by Allan Amer to replace turf and all landscaping around the Curry Ford monument sign and to replace grass turf on west slope and NW corner of clubhouse lot, not to exceed $23,000 from capital reserves; second by Peter Spudich; passed unanimously.

Motion by Allan Amer to install two 48-inch steel bollards in the visitor lane at the Pershing guardhouse, enlarge the concrete cart ramp behind the restaurant, and replace missing concrete section on Woodgate Avenue sidewalk not to exceed $5,000 from operating funds. Second by Peter Spudich; passed unanimously.

Motion by Keith Armstrong to accept proposal from Southern Design Group for redesign of the ballroom bathrooms not to exceed $3,000 from capital reserves, with stipulation that any additional payment requires approval from the Board of Directors. Second by Carol Hartman; motion passed by vote of 6 to 3 - dissenting votes cast by Allan Amer, Peter Spudich, Dick Therrien.

Motion by Dan Lees to adopt written resolution to reconstitute the VCCHOA Covenant Compliance Committee and to establish Fining and Suspension policies and procedures in accordance with Section 720.305(2)(b) Florida Statutes; second by Peter Spudich; passed unanimously.

Motion by Dan Lees to enter into a separate Security Services Agreement between the HOA and each condominium association within Ventura Country Club; second by Peter Spudich; passed unanimously.

Motion by Mike Westerveld to cancel service order for gate access equipment issued to Rapid Security Systems, Inc. in December 2018; second by Peter Spudich; passed unanimously.

Discussion re. mandatory liability insurance for RV lot tenants. GM requested to obtain liability waiver document from the HOA's attorney, for review at next Board of Directors meeting.

Motion by Mike Westerveld to approve revised post orders for HOA security services provider; second by Elaine Humphrey; passed unanimously.

Announcement by Carole Hartman of her decision to resign from the VCCHOA Board of Directors; resignation accepted by Board President Dan Lees.

Motion to adjourn by Keith Armstrong; second by Mike Westerveld; meeting adjourned at 9:10 PM

_____

Prepared by Bob Hudgins, General Manager
As agent for the Board of Directors