

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

Directors Present:

Dan Lees
Allan Amer
Peter Spudich
Dick Therrien
Petur Sigurdsson
Mike Westerveld
Aaron Runzel

Directors present via teleconference:

Elaine Humphrey

Directors Absent:

Keith Armstrong

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 either in person or via telephone, quorum was established to proceed.

Written notice of the meeting was posted on property on July 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 from the previous Board of Directors meeting held June 27, 2019; second by Aaron Runzel; passed unanimously.

General Manager's report delivered by Bob Hudgins. Review of covenant violation fining and amenity use suspension policy and procedures.

Motion by Mike Westerveld to impose 30-day suspension of use of HOA common amenities, not including deactivation of vehicle barcode, for a resident's inappropriate conduct on common property noted in a security report dated 7-15-19. Second by Allan Amer; motion defeated by a tie vote of 4 to 4.

Motion by Peter Spudich to impose 30-day suspension of use of all HOA common amenities, including deactivation of vehicle barcode, for a resident's inappropriate conduct on common property on 7-15-19. Second by Petur Sigurdsson; motion passed by vote of 5 to 3. Dissenting votes cast by Dick Therrien, Allan Amer and Mike Westerveld.

Treasurer report given by Allan Amer.

Financial Results

For June 2019 we reported a Net Loss of \$23,653 which was \$881 lower than June 2019 Budget but \$24,300 lower than June 2018.

For June 2019 Year-to-Date (YTD) we reported Net Income of \$46,921 which was \$52,901 worse than June Budget YTD and \$165,152 lower than June 2018 YTD.

Reserve Account

Total Reserve Accounts are \$2,682,635 with a net decrease for June of \$11,977 bringing the net increase to reserves as of June YTD to \$2,492. For June \$73,786 was spent from capital reserves for Security equipment and gatehouse repairs (\$33,837), Clubhouse repairs (\$10,281), the Golf maintenance equipment and landscaping (\$20,171), and repairs for the ADMIN building (\$15,338).

ARC report given by Elaine Humphrey.

Motion by Elaine Humphrey to approve ARC applications #7.1 – 7.11, excluding #7.10(b); second by Peter Spudich; passed unanimously.

Motion by Elaine Humphrey to adopt the “Dogwood” style and “Arrowwood” style privacy fencing as ARC-approved fence styles within Ventura Country Club; second by Aaron Runzel; passed unanimously.

Safety Committee report given by Dick Therrien – no committee meeting held this month.

F&B committee report given by Petur Sigurdsson – no committee meeting held this month.

No Golf & Greens committee report. General discussion regarding upcoming greens rebuild project and hiring of architect Lee Marshall.

Building & Grounds committee report by Mike Westerveld; all recommendations deferred to Finance Committee.

Finance Committee report by Allan Amer.

Motion by Allan Amer to ratify \$4,005 purchase of access control module for fitness center card reader; second by Peter Spudich; passed unanimously.

Motion by Allan Amer to engage AB Design Group to provide architectural design and conceptual drawings of 19th Hole bar area renovation/expansion at cost of \$2,500 from capital reserves; second by Dick Therrien; passed unanimously.

Motion by Allan Amer to purchase Turfco 1550 Top Dresser machine for \$15,550 from capital reserves; second by Peter Spudich; passed unanimously.

Motion by Elaine Humphrey to amend the Board-promulgated Rules and Regulations for use of HOA common property and facilities by adding the following language:

“All property Owners and their family members, tenants and guests are expected to conduct themselves in a civil and courteous manner at all times while on HOA common property. Physical or verbal harassment of HOA staff members, contractors or other community residents, or any other inappropriate, disruptive or disorderly conduct toward others, will result in disciplinary action including monetary fine and/or suspension of the right to use common area amenities and facilities.”

Second by Peter Spudich; passed unanimously.

Motion for adjournment by Allan Amer; second by Aaron Runzel; meeting adjourned at 8:39 PM