

Approved Minutes
Board of Directors Meeting August 29, 2019
Ventura Country Club Community Homeowners' Association, Inc.

Directors Present:

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

Directors present via teleconference:

Elaine Humphrey

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 August 27, 2019, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Allan Amer to approve minutes of Board of Directors meeting held July 25, 2019; second by Peter Spudich; passed unanimously.

Motion by Peter Spudich to approve minutes of Special Board of Directors meeting held August 21, 2019; second by Elaine Humphrey; passed unanimously.

General Manager's report by Bob Hudgins. Review of maintenance projects completed, in process and pending.

Report of fines and amenity use suspensions recommended for 5 Ventura residents for violation of community covenants and restrictions. Names of offending residents to be kept confidential. Penalties imposed by the Board of Directors must be approved by the Covenant Compliance Committee in accordance with Florida Statutes.

Motion by Elaine Humphrey to impose \$100 fine + 30-day suspension of all amenities upon resident #1 for inappropriate behavior on HOA common property; second by Aaron Runzel; motion passed by vote of 6 to 3. Dissenting votes cast by Allan Amer, Mike Westerveld, Aaron Runzel.

Motion by Elaine Humphrey to impose \$100 fine + 30-day suspension of all amenities upon resident #2 for inappropriate behavior on HOA common property; second by Peter Spudich; motion passed by vote of 5 to 4. Dissenting votes cast by Petur Sigurdsson, Allan Amer, Mike Westerveld, Dan Lees.

Motion by Elaine Humphrey to impose \$100 fine + 30-day suspension of all amenities upon resident #3 for inappropriate behavior on HOA common property; second by Peter Spudich; motion passed by vote of 5 to 4. Dissenting votes cast by Petur Sigurdsson, Allan Amer, Mike Westerveld, Dan Lees.

Motion by Elaine Humphrey to impose 30-day suspension of all amenities upon resident #4 for inappropriate behavior on HOA common property; second by Peter Spudich; motion passed by vote of 8 to 1. Dissenting vote cast by Allan Amer.

Motion by Mike Westerveld to impose fine of \$100 per day upon resident #5 for violation of community parking restrictions; second by Keith Armstrong; motion passed by vote of 8 to 1. Dissenting vote cast by Allan Amer.

Treasurer report delivered by Allan Amer:

Financial Results

For July 2019 we reported a Net Loss of \$68,500 which was \$42,225 lower than July 2019 Budget and \$67,613 lower than July 2018.

For July 2019 Year-to-Date (YTD) we reported Net Loss of \$21,580 was \$95,127 lower than July Budget YTD and \$232,764 lower than July 2018 YTD.

Reserve Account

Total Reserve Accounts are \$2,687,847 with a net increase for July of \$28,840 bringing the net increase to reserves as of July YTD to \$31,333. For July \$33,867 was spent from capital reserves for gatehouse repairs (\$25,671), the Clubhouse (\$5,738), the Restaurant (\$1,500).

As of July YTD, we have spent \$399,030 from Reserves for:

ADMIN building repairs (\$28,280), the Clubhouse (\$180,733), the Restaurant (\$8,905), Gatehouses and access network (\$62,960), the Pool (\$55,465), Paving (\$3,300), golf landscaping (\$44,730), and golf irrigation and equipment (\$12,250).

Architectural Review Committee report by Elaine Humphrey.

Motion by Elaine Humphrey to approve ARC applications #7.1 – 7.4, 7.6, 7.7, 7.9, 7.10; application #7.3 approved with stipulation that any landscaping modifications require additional ARC approval; committee recommends denial of applications #7.5 and 7.8. Second by Peter Spudich; passed unanimously.

Safety Committee report by Richard Therrien. No quorum for meeting this month. Committee concerned about residents tailgating through gates causing damage to gate arms; committee also requests copy of most current security post orders.

F&B Committee report by Petur Sigurdsson.

Motion by Petur Sigurdsson to have trifold promotional brochure edit completed by September 15; second by Allan Amer; passed unanimously. Committee recommends exploring “Clover” POS system for use in restaurant; committee to investigate and report findings. Committee requests F&B department organizational chart.

Golf & Greens Committee report by Keith Armstrong. No committee meeting held this month.

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

Finance Committee report by Allan Amer. Annual payroll audit completed; committee recommends more supporting information be included with banquet P&L reports.

Motion by Allan Amer to accept United Fire Protection proposal for new UL300-rated fire suppression system in 19th Hole kitchen @ \$4,000 from capital reserves; second by Petur Sigurdsson; passed unanimously.

Discussion re. credit/debit card reader upgrade to EMV chip-reading units; tabled pending possible POS system change.

Discussion re. construction of new sidewalk to connect with crosswalk at Woodgate/Lakepointe intersection; GM instructed to obtain more quotes.

Motion by Allan Amer to accept Viking Masonry proposal for decorative stone repairs at 10 locations on golf course @ \$19,020 from capital reserves; second by Keith Armstrong; passed unanimously.

Discussion re. Ventura Village sidewalk repair and possible shared cost with HOA; GM instructed to obtain more quotes for repair.

Motion by Allan Amer to accept Dewberry Engineering proposal for structural evaluation of simulated bridge at north end of Woodgate Blvd @ \$21,200 from capital reserves; second by Peter Spudich; passed unanimously.

Motion by Elaine Humphrey to appoint resident Charlie Greco to the Covenant Compliance Committee; second by Richard Therrien; passed unanimously.

Motion by Allan Amer to offer 30-day pass for non-resident golfers to patronize the 19th Hole restaurant; limited to parties of 4 people or less; promotional coupons to be distributed by pro shop personnel. Second by Richard Therrien; motion passed by vote of 8 to 1. Dissenting vote cast by Elaine Humphrey.

Resident Tony Ceglia requested to address the Board regarding common property maintenance issues.

Resident Lewis Rivera requested to address the Board regarding vehicle restrictions in RV storage lot.

Discussion re. OUC easement agreement and HOA attorney's offer to negotiate terms of the deal on behalf of VCCCHOA. Areas of concern identified by the HOA's attorney to be addressed with OUC by the GM.

Motion for adjournment by Mike Westerveld; second by Peter Spudich, meeting adjourned at 8:58 PM.