

Approved Minutes
Board of Directors Meeting February 28, 2019
Ventura Country Club Community Homeowners' Association, Inc.

Directors Present:

Dan Lees
Allan Amer
Peter Spudich
Mike Westerveld
Elaine Humphrey
Carol Hartman
Dick Therrien
Petur Sigurdsson

Directors present via teleconference:

Keith Armstrong

Also Present:

Bob Hudgins – General Manager
Gabby Ramos – Community Association Manager

Meeting called to order at 7:00 PM by Dan Lees. All directors being present either in person or via telephone, quorum was established to proceed.

Written notice of meeting was posted on property by Gabby Ramos on February 26, 2019, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Oath of Office and Code of Conduct for newly elected Board members was administered by Peter Spudich.

Election of Officers for the 2019 HOA Board of Directors:

Peter Spudich nominated Dan Lees for the office of President; second by Mike Westerveld; Dan Lees elected President by unanimous vote.

Allan Amer nominated Peter Spudich for the office of Vice President; second by Dick Therrien; Peter Spudich elected Vice-President by unanimous vote.

Peter Spudich nominated Allan Amer for the office of Treasurer; second by Elaine Humphrey; Peter Spudich elected Vice President by unanimous vote.

Peter Spudich nominated Elaine Humphrey for the office of Secretary; second by Mike Westerveld; Elaine Humphrey elected Secretary by unanimous vote.

Committee liaison appointments by general consensus of the Board members:

Carole Hartman – Architectural Review Committee
Peter Spudich – Safety Committee
Elaine Humphrey – Social Committee
Dan Lees – Condo Presidents Committee
Mike Westerveld – Building & Grounds Committee
Keith Armstrong – Golf & Greens Committee
Petur Sigurdsson – Food & Beverage Committee
Elaine Humphrey – Elections Committee
Allan Amer – Finance Committee

Motion by Peter Spudich to approve minutes of previous Board of Directors meeting held January 31, 2019; second by Carol Hartman; approval 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 January 2019 we reported a Net Income of \$13,153 which was \$11,315 lower than the January 2019 Budget and \$10,629 lower than January 2018.

Versus Budget, the \$11,315 lower Net Income was primarily due to higher payroll costs (\$11,197) because of higher salaries (\$3,922), higher healthcare costs (\$2,137), and unbudgeted contract labor (\$4,241).

Versus 2018, the \$10,629 lower Net Income was primarily due to higher payroll costs (\$29,338) because of higher salaries (\$11,495), higher healthcare costs (\$4,253), and unbudgeted contract labor (\$4,241) which was partially offset by gross profit from Golf (\$4,719 higher) and F&B (\$4,374 higher) and delays for landscape maintenance (\$8,550 lower).

Reserve Account

Total Reserve Accounts are \$2,694,928 with a net increase for January of \$33,962. For January \$33,068 was spent from capital reserves primarily for the Clubhouse Ballroom design project (\$30,555) and in the Restaurant for a new fryer and range in the kitchen (\$2,712).

ARC Committee report presented by Carol Hartman. Motion by Carol Hartman to approve ARC applications # 7.1 – 7.6, 7.7(a), and 7.8 – 7.9; and to deny application # 7.7(b); second by Elaine Humphrey; motion passed unanimously.

Safety Committee report presented by Dick Therrien. Review of issues discussed at Safety Committee meeting this month.

F&B Committee report presented by Aaron Runzel. Review of issues discussed at F&B Committee meeting this month.

Golf & Greens Committee report presented by Keith Armstrong. Announcement that the committee is soliciting proposals for redesign of the golf course irrigation system.

Building & Grounds Committee report by Mike Westerveld; motions for Board approval deferred to Finance Committee.

Finance Committee report by Allan Amer.

Discussion of proposal from existing pool maintenance contractor Splash, Inc. for resurfacing bottom of the clubhouse pool plus new tile installation and new LED subsurface lights. GM requested to obtain two more bids from other contractors.

Discussion of proposal from Varsity Courts for resurfacing the tennis courts and converting the two south courts to pickleball courts. Input/discussion also from residents in attendance. GM to obtain proposal for construction of 2 - 4 new pickleball courts.

Motion by Allan Amer to accept Brightview proposal for landscape improvements at the Spalding pond embankment and plant beds in the clubhouse parking lot not to exceed \$16,500 from capital reserves; second by Peter Spudich; passed unanimously.

Motion by Allan Amer to accept DRP proposal for interior repair of conference room in Admin building not to exceed \$4,338 from capital reserves; second by Carole Hartman; passed unanimously.

Motion by Allan Amer to accept proposal for palm tree trimming on HOA common property not to exceed \$14,250 from capital reserves; second by Elaine Humphrey; passed unanimously.

Motion by Allan Amer to remove ceiling fans in 19th Hole and replace with dimmable LED lights not to exceed \$2,500 from capital reserves; second by Carole Hartman; passed unanimously.

Motion by Allan Amer to ratify recent purchase of liability insurance coverages for 2019; second by Peter Spudich; passed unanimously.

Discussion re. prospect of requiring liability insurance for vehicles stored in RV storage lot.

Motion by Elaine Humphrey for adjournment; second by Allan Amer; meeting adjourned at 8:45 PM

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