

Ventura Country Club Community Homeowners Association, Inc.
Board of Directors Meeting Minutes
Thursday, April 26, 2018 @ 7 p.m.
Clubhouse Ball Room
3201 Woodgate Blvd., Orlando, Florida 32822

1. Call to Order: Called to order by President Dan Lees at 7 p.m.
2. Proof of Notice: Notices posted 48 hours in advance of meeting
3. Roll Call/Establish Quorum: Present were President Lees, Vice-President Spudich (on the phone), Secretary Humphrey, Treasurer Amer, Westerveld, Runzel, Hartman, Armstrong, Therrien. Also present were GM Warren and assistant Ramos.
4. Approval of Minutes: **Motion by Westerveld/Runzel to approve Minutes of the March 29, 2018 Board Organizational Meeting. Unanimous. Motion by Amer/Westerveld to approve Minutes of the April 3, 2018 Closed Board meeting. Unanimous. Motion by Westerveld/Runzel to approve the Minutes of the April 7 Closed Board meeting. Unanimous.**
5. GM's Message: GM Warren submitted his report of Activity for the Month of April and spoke to the issue of speeding and stop signs, along with speed bump proposals.
6. Treasurer's Report: Treasurer Amer reported on the March financial results. March results showed a net income of \$58,669 which was \$9,395 better than Budget. March year to date was \$77,470 better than budget and \$42,985 better than 2017. For the month, the good news started with lower payroll costs in Admin of \$5,447, reduced legal fees of \$2,158 due to recoveries on past due accounts, and lower printing costs of \$3,000 from Golf as the revised scorecard has not yet been produced. For 2018 year to date, we collected \$175,788 and spent \$80,680 from Reserves on projects. Total Reserve Accounts are a healthy \$2,389,084. The Finance Committee continues to look for ways to improve the interest earned on our deposits, with May having a significant amount of CDARs to renew.
7. ARC Committee: **Motion made by Hartman/Westerveld to approve items 7.1-7.23. Unanimous. Motion by Hartman/Amer to approve conditioned upon approval of a city permit, item 7.24 (canopy). 6-3 (Spudich, Humphrey, Lees). Motion by Hartman/Westerveld to approve Carolyn Benham to the ARC Committee. Unanimous.**
8. Safety Committee: Committee did not have a quorum—no meeting.
9. Building and Grounds Committee: recommendations included under Finance Committee.
10. Golf and Greens: Board asked that the reconsideration of the February decision to return the Golf course to its original flow be placed on the May Board agenda.
11. Finance Committee:
 - a. Mower Reels for Golf Course—**Motion by Amer/Humphrey to approved \$3.5 K from Reserves for the purchase of mower reels for mowers used on the golf course. Unanimous.**

- b. Woodgate/Ventura Cove Road and Underground Repairs. **Motion by Amer/Humphrey to approve expenditure for Woodgate/Venture Cove Road and Underground repairs by Asphalt 365 of \$15K from Reserves. Unanimous.**
 - c. Kitchen Renovations/Equipment—**Motion by Amer/Runzel to approve the expenditure of \$75K from Reserves for purchase and installation of new equipment for the Kitchen to include 1 freezer, 2 coolers, 1 6 burner range/oven, 1 charbroiler/oven and 1 deep fryer with appurtenant other equipment. Unanimous.**
12. Food and Beverage Committee. **Motion by Lees/Runzel to appoint Nancy Condangelo and Lynn Cook to the Restaurant Committee with Aaron Runzel as Board liasion. Unanimous.**
13. Use Restrictions: none

Adjournment: **Motion to Adjourn by Humphrey/Runzel at 8:20 p.m. Unanimous.**

Next Meeting: May 31, 2018 @ 7 p.m.

Respectfully Submitted by:

Elaine Humphrey
Secretary—Board of Directors