

Board of Directors Meeting November 21, 2019
Ventura Country Club Community Homeowners' Association, Inc.
Approved Minutes

Directors Present:

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

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 on November 15, 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 October 30, 2019; second by Aaron Runzel; passed unanimously.

Maintenance project status report delivered by GM Bob Hudgins.

Status report of fines and amenity use suspensions levied by the Board on September 26, 2019 delivered by CAM Gabby Ramos.

ARC committee report delivered by Elaine Humphrey. Motion by Elaine Humphrey to deny ARC application #7.14, and to approve:

- Application #7.1 except for house body paint color (incomplete)
- Applications #7.1 – 7.5
- Application #7.6 except for house trim paint color (incomplete)
- Applications #7.7 – 7.11
- Application # 7.12 except for removal of Oak tree (pending City approval)
- Application #7.13
- Application #7.15

Second by Aaron Runzel; passed unanimously.

Motion by Elaine Humphrey to execute the utility easement agreement proposed by Orlando Utilities Commission; second by Keith Armstrong; passed unanimously.

Motion by Allan Amer to charge mandatory “set up fee” up to \$250 for all resident catered events held in the clubhouse, and to charge \$250 - \$500 set up fee for all non-resident catered events, exclusive of room rental charges. Second by Keith Armstrong; passed unanimously.

Motion by Keith Armstrong to accept \$15,000 offer from Rapid Security Systems as settlement for \$13,722 refund owed to VCCCHOA, pending itemization of all legal fees incurred to date; second by Peter Spudich; passed unanimously.

Summary of proposed operating budget for the 2020 fiscal year presented by Treasurer Allan Amer.
Motion by Keith Armstrong to approve the 2020 operating budget as proposed; second by Peter Spudich; passed
unanimously. 2020 operating budget formally adopted by the Board.