

Board of Directors Meeting January 30, 2020
Ventura Country Club Community Homeowners' Association, Inc.
Approved February 27, 2020

Directors Present:

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

Directors Absent:

Allan Amer

Also Present:

Bob Hudgins – General Manager
Gabby Ramos – Community Association Manager

Meeting called to order at 7:04 PM by Board President Dan Lees. Eight of nine directors being present, quorum was established to proceed.

Written notice of the meeting was posted on property on January 28, 2020, 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 meeting held on December 5, 2019; second by Elaine Humphrey; passed unanimously.

Motion by Elaine Humphrey to approve minutes of previous Board meeting held on December 12, 2019; second by Peter Spudich; passed unanimously.

General Manager's report given by Bob Hudgins; review of common property maintenance and improvement projects completed since last meeting and currently in progress.

CAM report given by Gabby Ramos; review of recommended fines and amenity use suspensions for ten VCC residents for documented violation of community covenants and restrictions.

- Motion by Peter Spudich to approve \$100 fine + 30-day suspension of common amenities for resident #1; second by Mike Westerveld; passed unanimously.
- Motion by Aaron Runzel to approve \$100 fine + 30-day suspension of common amenities for resident #2; second by Dick Therrien; passed unanimously.
- Motion by Mike Westerveld to approve \$100 fine + 30-day suspension of common amenities for resident #3; second by Aaron Runzel; passed unanimously.
- Motion by Aaron Runzel to approve \$100 fine for resident #4; second by Elaine Humphrey; passed unanimously.
- Motion by Keith Armstrong to approve \$100 fine + 30-day suspension of common amenities for resident #5; second by Mike Westerveld; passed unanimously.

- Motion by Elaine Humphrey to approve \$100 fine + 30-day suspension of common amenities for resident #6; second by Dick Therrien; passed unanimously.
- Motion by Mike Westerveld to approve \$100 fine + 30-day suspension of common amenities for resident #7; second by Aaron Runzel; passed unanimously.
- Motion by Peter Spudich to approve 30-day suspension of common amenities for resident #8; second by Elaine Humphrey; passed unanimously.
- Motion by Peter Spudich to approve 30-day suspension of common amenities for resident #9; second by Elaine Humphrey; passed unanimously.
- Motion by Peter Spudich to approve 30-day suspension of common amenities for resident #10; second by Elaine Humphrey; passed unanimously.

Treasurer's report given by Keith Armstrong.

ARC Committee report given by Elaine Humphrey.

Motion by Elaine Humphrey to approve ARC applications #7.1 – 7.19, noting that applications #7.3, 7.4, 7.16 and 7.19 require city permit. Second by Peter Spudich; passed unanimously.

Motion by Elaine Humphrey to impose requirement that all property alteration projects approved by the ARC must be completed within 120 days of commencement; second by Peter Spudich; passed unanimously.

Safety Committee report given by Dick Therrien.

F&B Committee report given by Petur Sigurdsson.

Golf & Greens Committee report given by Keith Armstrong.

Building & Grounds Committee report given by Mike Westerveld.

Finance Committee report given by Peter Spudich.

Motion by Peter Spudich to approve unbudgeted annual contract with GPSI Industries for use of GPS tracking system in golf carts; second by Mike Westerveld. Following discussion, motion by Aaron Runzel to table the motion until next month's meeting; second by Elaine Humphrey; passed unanimously.

Motion by Peter Spudich to approve purchase of new salad prep refrigerator + new pizza prep refrigerator + 36x46 in. stainless steel table for \$5,343 from capital reserves; second by Aaron Runzel; passed unanimously.

Discussion re. Premier Restoration proposal to construct solid roof on tennis pavilion. Bid was withdrawn by contractor due to inability to certify that structure would meet hurricane wind resistance standards.

Motion by Peter Spudich to approve Premier Restoration proposal to dredge and defoliate the stormwater drainage canal running between the driving range and Oasis condominium for \$11,700 from capital reserves; second by Mike Westerveld; motion passed by vote of 7 to 1. Opposing vote cast by Elaine Humphrey.

Discussion of proposals received from Mossy Oak Fence and Mid-state Fence for installation of 128 feet of 7ft. anti-climb fencing at the Pershing gate. Tabled pending evaluation of other options.

Discussion of Mid-State Fence proposal for repair of existing chainlink fence along Pershing drainage canal. Tabled pending receipt of competitive bid from Mossy Oak.

Motion by Mike Westerveld to accept offer from Ice Innovations to purchase old ice machine in 19th Hole kitchen for \$800; second by Aaron Runzel; passed unanimously.

Board review of committee volunteer sign-up forms submitted by residents. By unanimous vote of the Board of Directors, the following committee appointments were approved:

- Paul Morency was appointed to serve on the Food & Beverage Committee
- David Stringer was appointed to serve on the Food & Beverage Committee
- Cheryl Powers was appointed to serve on the Election Committee and the Social Committee
- Deborah Gleason was appointed to serve on the Safety Committee
- Carol Zomer was appointed to serve on the Food & Beverage Committee