

Board of Directors Meeting March 25, 2021
Ventura Country Club Community Homeowners' Association, Inc.
Approved 4.25.2021

Directors Present:

Dan Lees
Dick Therrien
Aaron Runzel
Tom Holmes
Paul Morency
Peter Spudich
Caroline Hartman
Paul Russell Jr.
Keith Armstrong

Also Present:

Gabby Ramos – Community Association Manager

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

Written notice of the meeting was posted on property on March 23, 2021, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Carol Hartman to approve minutes of the previous Board of Directors meeting held on February 25, 2021; second by Tom Holmes; passed unanimously.

Approval of Standing Committee and Liaisons:

Architectural Review Committee – Liaison: Tom Holmes

Committee Members: Elaine Humphrey, Pat Bak, Carolyn Benham, Sandy Markley, Judy Tencza, Judy Lavigne

Building and Grounds Committee – Liaison: Paul Morency

Committee Members: Mike Westerveld, Dick Therrien, Karen Butera, Peter Spudich, Barry Litka, Bob Walsh

Safety Committee - Liaison: Dick Therrien

Committee Members: Diane Spano, Vic Bekker, Gale Strain, Paul Russell Sr., Jose Caceres

Golf and Greens Advisory – Liaison: Tom Holmes

Committee Members: Keith Armstrong, Hank Schilling, Lynn Karcsh, Adam Jakiela, Vic Bekker, Ed Hartman, Chuck Kuhn

Finance Committee – Liaison: Keith Armstrong

Committee Members: Craig DiVita, Peter Spudich, Joyce Kuhn, David Stringer

Restaurant Committee – Liaison: Caroline Hartman

Committee Members: Mara Moreland, Paul Morency, Carol Zomer, David Stringer, John Sullivan

Election Committee – Liaison: Caroline Hartman

Committee Members: Linda Holmes, Judy Tencza, Josephine Barket, Pat Bak, Sandy Markley, Carolyn Benham

Covenant and Compliance members: Karen Butera, Charles Greco, Carol Ann Zomer

Condo/HOA Committee – Liaison: Dick Therrien

Social Committee/18-Hole Ladies Golf – Liaison: Caroline Hartman

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

Treasurer's report given by Keith Armstrong. Recap of March financial results and capital reserve expenditures.

ARC Committee report given by Tom Holmes. Motion by Tom Holmes to approve architectural modification applications #7.1 – 7.10, 7.12-7.22, and to deny 7.10, Second by Paul Morency; motion passed unanimously.

Paul Morency makes a motion to approve the Shed Resolution as advised by the attorney, second by Aaron Runzel; motion passed unanimously.

Safety Committee report given by Dick Therrien. Recap of issues discussed at March committee meeting.

F&B Committee report given by Paul Morency. Recap of issues discussed at March meeting.

Golf & Greens Committee report given by Keith Armstrong; recap of issues discussed at March committee meeting.

Building & Grounds Committee report given by Paul Morency; recap of issues discussed at March committee meeting.

Finance Committee report given by Keith Armstrong.

Motion by Keith Armstrong to approve Primer Restoration to install drains in Autumn Green at \$10,500 from operating expense, second by Tom Holmes; second by Tom Homes; motion passed unanimously.

Discussion of inspections of pipes throughout the community. Keith Armstrong made a motion to hire All Florida Septic to inspect our pipes at \$15,000, second by Tom Holmes; motion passed unanimously.

Discussion by Tom Holmes for planting live oak trees throughout the Community.

Tom Holmes made a motion to pay the full amount of \$4,695 to Southpointe for sewage cleaning due to blockage on Woodgate Blvd, second by Paul Morency; motion passed 8 to 1, opposed Peter Spudich.

Meeting adjourn at 8:30pm