

NOTICE

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes – Approved

Thursday, May 27, 2021

7:00 PM

Directors Present:

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

Also Present:

Gabby Ramos – General Manager

Meeting called to order at 7:00pm by President Dan Lees. All Directors present except Carol Hartmann, either in person or by telephone, quorum was established to proceed.

Written notice of the meeting was posted on property on Tuesday, May 25, 2021, 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 April 29, 2021; second by Keith Armstrong; passed unanimously.

Manager's report given by Gabby Ramos. Review of common property maintenance and improvement projects completed since last meeting and currently in progress.

CAM report given by Gabby Ramos – Recommendation to Tow a boat from RV-9 that has an outstanding balance and is in operable conditions. Tom Holmes makes a motion to the boat from the RV lot; second by Aaron Runzel; passed unanimously.

Treasure's report given by Keith Armstrong.

ARC Committee report given by Tom Holmes. Motion by Tom Holmes to approve architectural modification applications #7.1-7.12, second by Paul Morency; passed unanimously,

Safety Committee report given by Dick Therrien.

F & B Committee did not meet in the month of May. Tom Holmes makes a motion to dissolve the F & B committee; second by Paul Russell Jr.; passed unanimously.

Golf & Greens report given by Tom Holmes.

Buildings and Grounds report given by Paul Morency.

Motion by Keith Armstrong to Primer Restoration to remove pavers and replace with concrete at the north entrance of the clubhouse at \$23,850 from Capital Reserves; second Peter Spudich; passed unanimously.

Motion by Keith Armstrong to approve Asphalt365 to repair sidewalks at 3 locations at \$10,398 from Capital Reserves; second by Tom Holmes; passed unanimously.

Motion by Keith Armstrong to approve IMulchFL to install mulch throughout the community at \$9,000 from Capital Reserve; second by Tom Holmes; passed unanimously.

Motion by Keith Armstrong to approve Premier Restoration to install additional drainage in Autumn Green at \$3,000 from Capital Reserve; second by Tom Holmes; passed unanimously.

Discussion of the repaving of the RV Lot. Motion by Keith Armstrong to increase the RV rent for a small to \$90 month and increase the RV rent for a large to \$140 a month, increase will take after the completion of the RV renovation; second by Tom Holmes; motion passed 7 to 2, opposed Paul Russell Jr and Peter Spudich

Motion by Tom Holmes to dissolve the GM adhoc committee; second by Aaron Runzel; passed unanimously.

Motion by Keith Armstrong to allow residents and staff follow CDC guidelines for mask wearing; second by Paul Russell Jr; passed unanimously.

Motion to adjourn by Keith Armstrong; second by Paul Russell Jr.; passed unanimously.