



Ventura Board of Directors Meeting

July 29, 2021

7:00pm

NOTICE

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting

Thursday, July 29, 2021

7:00 PM

Community Clubhouse

3201 Woodgate Blvd.

Orlando, Florida 32822

Agenda:

1. Call to Order
2. Roll Call / Establishment of Quorum
3. Proof of Notice of Meeting
4. Approval of Minutes from previous Board of Directors meeting June 24, 2021
5. Managers Meeting Report
6. CAM Report (fines and use suspensions)
7. Treasurer report
8. Standing Committee reports
 - ARC Committee
 - Approve Jeff Caldwell to the ARC committee
 - Safety Committee
 - Golf & Greens Committee
 - Building & Grounds Committee
 - Finance Committee
 - Replace the 19th Hole Condensing unit by Quality Air Control @ \$14,780 from Capital Reserve
 - Replace the POS stations in the 19th Hole by CMIT @ \$7,435.92 from Capital Reserve
 - Removal of dead trees throughout the community by Greater outdoors @ \$3,400 from Capital Reserve
 - Replace clubhouse entry door hardware by Advance Door Technology @ \$3,275 from Operating Expense
9. Other Business
10. Adjournment

NOTICE
VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.
Board of Directors Meeting Minutes – Unapproved
Thursday, June 24, 2021
7:00 PM

Directors Present:

Dan Lees
Dick Therrien
Tom Holmes
Paul Morency
Peter Spudich
Paul Russell Jr.
Carol Hartman
Keith Armstrong (Via Phone)

Also Present:

Gabby Ramos – General Manager

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

Written notice of the meeting was posted on property on Tuesday, June 22, 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 May 27, 2021; second by Tom Holmes; motion 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. No recommendations

Treasure's report given by Keith Armstrong.

Communication committee report given by Carol Hartman.

Carol Hartman makes a motion to dissolve the Communications Adhoc committee; second by Tom Holmes; motion passed unanimously.

ARC Committee report given by Tom Holmes. Motion by Tom Holmes to approve architectural modification applications #7.1-7.16; second by Carol Hartman; motion passed unanimously.

Tom Holmes makes a motion to approve Cheryl Powers to the ARC committee; second by Paul Morency; motion passed unanimously.

Safety Committee report given by Dick Therrien.

Golf & Greens report given by Tom Holmes.

Buildings and Grounds report given by Paul Morency.

Motion by Keith Armstrong to approve CMIT to install cameras at (3) gats, (2) inside gatehouse & 1 outside of the fitness center at \$20,320.56 from reserve expenditures; second by Tom Holmes; motion passed unanimously.

Motion to adjourn by Keith Armstrong; second Tom Holmes.; passed unanimously.

Ventura Country Club Community Homeowners Association

TREASURER REPORT
JUNE

2021

JUNE

2020

	Operating	Reserves	Operating	Reserves
Cash	\$ 728,768	\$ 607,055	\$ 679,510	\$ 602,624
DUE TO /OPERATING	\$ -	\$ -	\$ -	\$ -
DUE FROM OPERATINS	\$ -	\$ -	\$ -	\$ -
CDAR - Certificates of Deposit	\$ -	\$ 2,526,230	\$ -	\$ 2,511,639
	<u>\$ 728,768</u>	<u>\$ 3,133,285</u>	<u>\$ 679,510</u>	<u>\$ 3,114,262</u>
Accts Receivable-Dues	\$ 48,535		\$ 63,274	
Reserve for Bad Debts	\$ (46,586)		\$ (46,852)	
Payable /Accrued Expenses	\$ 239,801	17,408	\$ 181,881	0
Prepaid Assessments	120,974		108,281	
Deferred Golf Revenue	\$ 95,451		\$ 107,235	
Spent from Reserves YTD	\$	\$ 815,385	\$	\$ 205,197
NET INCOME (LOSS)	Month	Budget	Month	Budget
HOA Admin	\$ 54,085	\$ 45,438	\$ 50,259	\$ 45,204
HOA Grounds	\$ (40,844)	\$ (31,805)	\$ (29,202)	\$ (33,096)
PRO Shop	\$ 31,183	\$ 29,863	\$ 42,603	\$ 27,625
Golf Course Maintenance	\$ (56,623)	\$ (57,076)	\$ (49,407)	\$ (64,717)
Restaurant	\$ (16,862)	\$ (11,579)	\$ (21,022)	\$ (11,323)
Total Income (Loss)	\$ (29,061)	\$ (25,159)	\$ (6,769)	\$ (36,307)
NET INCOME (LOSS)	Year to Date	Budget	Year to Date	Budget
HOA Admin	\$ 678,352	\$ 271,212	\$ 278,302	\$ 270,387
HOA Grounds	\$ (223,466)	\$ (205,330)	\$ (205,030)	\$ (224,574)
PRO Shop	\$ 358,209	\$ 425,260	\$ 414,329	\$ 425,340
Golf Course Maintenance	\$ (333,582)	\$ (345,951)	\$ (300,163)	\$ (367,349)
Restaurant	\$ (45,467)	\$ (53,942)	\$ (68,665)	\$ 4,547
Total Income (Loss)	\$ 434,046	\$ 91,249	\$ 118,773	\$ 108,351

Ventura Country Club ARC Committee Meeting Minutes

Wednesday July 21, 2021

Ventura Clubhouse Maple Room

Present:

Pat Bak (Chairwoman)

Sandy Markley

Cheryl Powers

Judy Tencza

Carolyn Benham (Secretary)

Gabby Ramos, General Manager

Absent:

Tom Holmes (Board Liaison)

Elaine Humphrey

Judy Lavigne

Meeting Called to Order by Pat Bak

Welcomed Our New Committee Member Cheryl Powers!

Also welcomed Ventura Resident Jeff Caldwell to our meeting.

Approved previous meeting minutes from June 16, 2021.

Review of ARC Requests: See attached Excel or PDF Spreadsheet.

Old Business: No Old Business

New Business: Pat Bak asked Jeff Caldwell to join our ARC committee pending Board approval, he accepted our invitation and is applying. We will now send his name to the Ventura Board of Directors for approval to place Jeff Caldwell on the ARC Committee.

Next Meeting: Wednesday August 18, 2021, at 2:00pm in the Maple Room.

Respectfully Submitted,

Carolyn Benham

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL REVIEW COMMITTEE

DATE : WEDNESDAY MA 7/21/2021

Agenda Number	Address	Description of Work	Approved / Approved with Proper Permits / Not Approved	Comments
Community:	Autumn Green			
7.1)	6352 Greengate Drive	Plant a Papaya Tree behind home	Approved	
7.2)	6303 Fernbrook Court	Replace all windows --w/grids in front	Approved	
7.3)	6252 Gardenview Court	Replace Roof Color: Pewter	Approved	
7.4)	2701 Autumn Green Drive	Replace wood fence with white vinyl	Approved	Must be Dogwood Privacy
7.5)	6305 Fernbrook Court	Replace drive and walkway concrete with pavers Belgard Classic HTM in Amaretto (herringbone pattern)	Approved	
7.6)	2806 Sugarhill Court	Replacing Bay Window with French Doors	Approved	
7.6a)		Replacing drive and walkway with pavers	Approved	
Shadybranch				
7.7)	2764 Shadybranch Drive	Replace screen enclosure with windows and doors	Approved	
Ventura Club				
7.8)	3401 Pinebrook Court	Replace Roof due to leaks Color: Pewter	Approved	
7.9)	3404 Idlegrove Court	Repaint driveway and walkways. Color: Flourboard	Approved	
7.10)	3683 Idle Hour Ddrive	Replace Roof. Color: Black	Approved	
7.11)	3426 Pinebrook Court	Replace Roof . Color: Driftwood	Approved	
7.11a)		Replace Gutters. Color: White	Approved	
Ventura Cove				
7.12)	6516 Dover Cove Dr	Replacing Roof due to leaks. Color Weatherwood*	Approved	
7.13)	6588 Dover Cove Dr	Replacing Roof. Color: Shake Wood	Approved	
Ventura Place				
7.14)	6457 Pinewood Drive	Painting home. Body: SW6150 Trim: SW7012	Approved	
7.14a)		Install Back Slider Door	Approved	
Ventura Reserve				
7.15)	3412 Santa Monica Drive	Add privacy fence panel for garbage can	Approved	

7.16)	3407 Santa Monica Drive	Replace Roof. Color: Weatherwood	Approved	
7.16a)		Repair Damaged Fascia Board-Goodson. Front and two side walls	Approved	Repair fascia must be same as present color or match color of house.
7.17)	3225 Santa Monica Drive	Replace Roof. Color: Rustic Cedar	Approved	
7.17a)		Repaint Home. Body: SW6119	Approved	
7.18)	3424 Clear Stream Drive	Repaint Home. Body: SW6344, Trim: SW7005	Approved	
7.19)	3407 Santa Monica Drive	Repaint Home. Body SW6371, Trim SW7005	Approved	
7.19a)		Add Pathway with pavers -same color as drive	Approved	
		* Ratify Approval		