

**Board of Directors Meeting July 29, 2021**  
Ventura Country Club Community Homeowners' Association, Inc.  
Approved 8.26.2021

Directors Present:

Dan Lees  
Tom Holmes (Via phone)  
Paul Morency  
Peter Spudich  
Caroline Hartman  
Paul Russell Jr.  
Keith Armstrong (Via phone)

Also Present:

Gabby Ramos – General Manager

Meeting called to order at 7:02 PM by President Dan Lees. All Directors except Aaron Runzel and Dick Therrien being present either in person or via web, quorum was established to proceed.

Written notice of the meeting was posted on property on July 27, 2021, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Paul Morency to approve minutes of the previous Board of Directors meeting held on June 24, 2021; second by Paul Russell Jr.; motion passed unanimously.

General Manager's report given by Gabby Ramos; 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 June financial results and capital reserve expenditures.

ARC Committee report given by Tom Holmes. Motion by Tom Holmes to approve architectural modification applications #7.1 – 7.19a, Second by Carol Hartman.; motion passed unanimously.

Motion by Tom Holmes to approve Jeff Caldwell to the ARC committee, second by Carol Hartman; motion passed unanimously.

Safety Committee had no meeting

Golf & Greens Committee had no meeting

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

Finance Committee report given by Peter Spudich.

Motion by Peter Spudich to replace the 19th Hole Condensing unit by Quality Air Control @ \$14,780 from Capital Reserve; second by Paul Morency; motion passed unanimously.

Motion by Peter Spudich to replace the POS stations in the 19th Hole by CMIT @ \$7,435.92 from Capital Reserve, second by Paul Morency; motion passed unanimously.

Motion by Peter Spudich of Removal of dead trees throughout the community by Greater outdoors @ \$3,400 from Capital Reserve, second by Carol Hartman; motion passed unanimously.

Motion by Peter Spudich to replace clubhouse entry door hardware by Advance Door Technology @ \$3,275 from Operating Expense, second by Paul Morency. Motion tabled.

Motion by Tom Holmes to adjourn, second by Carol Hartman. Meeting adjourned at 7:55pm