



Ventura Board of Directors Meeting
December 15, 2021
7:00pm

NOTICE

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

This is official notice that a Meeting of the Board of Directors of Ventura Country Club Community Homeowners' Association, Inc. will be held:

Wednesday, December 15, 2021

7:00 PM

Community Clubhouse

3201 Woodgate Blvd.

Orlando, Florida 32822

The primary purpose of the meeting is for consideration and adoption of the HOA operating budget for the 2022 fiscal year, and determination of the amount of annual assessment to be levied upon the HOA membership in 2022.

AGENDA FOR DECMEBER 15, 2021:

1. Call to Order
2. Roll Call / Establishment of Quorum
3. Proof of Notice of Meeting
4. Approval of minutes from previous Board Meeting held November 18, 2021
5. Review and consideration of the proposed operating budget for the 2022 fiscal year, and adoption by vote of the Board of Directors
6. New Business
 - ARC Committee
 - Golf & Grounds Committee
 - Ratify approval for the signing of the contract for Mondragon Golf, Inc for the Golf Course Renovation.
7. Other Business
8. Adjournment

Board of Directors Meeting November 18, 2021
Ventura Country Club Community Homeowners' Association, Inc.
Unapproved Minutes

Directors Present:

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

Also Present:

Gabby Ramos – General Manager

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

Written notice of the meeting was posted on property on November 3, 2021, at least 15 days 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 October 28, 2021; second by Tom Holmes.; 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 October financial results and capital reserve expenditures.

Summary of proposed operating budget for the 2022 fiscal year was tabled for December 15, 2021, due to residents not receiving the notice in the mail with sufficient time to review.

ARC Committee report given by Tom Holmes. Motion by Tom Holmes to approve architectural modification applications #7.1 – 7.6e, 7.8 – 7.11 and deny 7.7 & 7.7a, second by Paul Russell Jr.; motion passed unanimously.

Motion by Tom Holmes to approve VHOA Standards Definition of Exterior Paint Schemes for Homes: The Body Color is the main color of the house. Trim is to contrast with the body color and is used on windows, door casing, roof edging and railings. The Accent color is for use on the doors, shutters, and other smaller spots, second by Carol Hartman; motion passed unanimously.

Motion by Tom Holmes to approve VHOA Standards Color Criteria Colors Tricorn Black SW6258 and Navel SW6244 to be used as Trim Colors, second by Paul Morency; motion passed unanimously.

Motion by Tom Holmes to approve Gutter Color must be an approved VHOA Standards Body or Trim Color, second by Carol Hartman; motion passed unanimously.

Safety committee report given by Dick Therrien.

Social Committee report given by Carol Hartman.

Golf & Greens Committee report given by Tom Holmes.

Motion by Tom Holmes to ratify approval for the signing of the contract for Southeastern Golf for the Golf Course Renovation, second by Keith Armstrong; motion passed unanimously.

Building & Grounds Committee had no meeting.

Finance Committee report given by Keith Armstrong

Motion by Keith Armstrong for CMIT to upgrade 10 PCs around the Clubhouse, Proshop & Admin @ \$7,500 from Capital Reserves; second by Peter Spudich; motion passed unanimously.

Motion by Keith Armstrong to hire Asphalt365 to repair common area sidewalks @ \$6,101.68 from Capital Reserves, second by Carol Hartman; motion passed unanimously.

Motion by Keith Armstrong to purchase employee holiday gift cards at \$7,400 from Operating Expense, second by Tom Holmes; motion passed unanimously.

Discussion of choice of vendor to replace the condensing units in the clubhouse.

Motion by Keith Armstrong to hire Ziegler Air Conditioning to replace the Condensing Units and Air Handlers in the clubhouse at \$85,566, second by Paul Morency, Dan Lees abstained from vote, motion passed.

Motion by Tom Holmes to approve ratification for All American Water Restoration to remediate the Curry Ford Gate House @ \$3,938.08 from Operating Expense, second by Keith Armstrong, motion passed unanimously.

Motion by Tom Holmes to approve ratification for All American Water Restoration to reconstruct the interior of the Curry Ford Gate House @ \$4,474.91 from Operating Expense, second by Carol Hartman, motion passed unanimously.

Motion by Tom Holmes to adjourn, second by Paul Russell Jr. Meeting adjourned.

Ventura Country Club ARC Committee Meeting Minutes

Wednesday December 1, 2021

Ventura Clubhouse Maple Room

Present:

Pat Bak (Chairwoman)

Tom Holmes (Board Liaison)

Elaine Humphrey

Judy Lavigne

Sandy Markley

Cheryl Powers

Judy Tencza

Carolyn Benham (Secretary)

Gabby Ramos, General Manager

Absent:

Jeff Caldwell

Meeting Called to Order by Pat Bak

Approved previous meeting minutes from November 10, 2021.

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

Under Ventura Club 7.4) I am leaving as we decided in our meeting. Never heard back if the top window will match the new No Grid window.

Old Business: Revision to ARC Request Dated 8.18.2021

Autumn Green 7.2) 6251 Gardenview Court Replace Roof New Color: Weathered Wood (Previous Shingle Color not available)

Ventura Club 7.8) 3437 Pinewood Court Replace Roof New Color: Pewter (Previous Shingle Color not available)

New Business: No new business.

Next ARC Meeting: Wednesday January 19, 2022, at 1:00pm in the Maple Room.

Respectfully Submitted,

Carolyn Benham

