**Board of Directors Meeting October 5, 2022**

Ventura Country Club Community Homeowners' Association, Inc.

Approved 10.27.2022

Directors Present:
Tom Holmes
Paul Morency
Paul Russell Jr.
Jeff Caldwell
Dick Therrien
Peter Spudich
Carol Hartman
Keith Armstrong

Also Present:
Gabby Ramos – General Manager

Meeting called to order at 7:00 PM by Peter Spudich. All Directors except Karen Butera were present, in person or via phone, quorum was established to proceed.

Written notice of the meeting was posted on the property on October 3, 2022, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Tom Holmes to approve minutes of the previous Board meeting held on August 25, 2022; second by Keith Armstrong, motion passed unanimously.

General Manager's report given by Gabby Ramos; review of common property maintenance and improvement Projects completed since the last meeting and are currently in progress.

CCC report given by Gabby Ramos:

Motion by Carol Hartman to impose penalties for (1) Ventura Resident in violation of inappropriate behavior towards staff; recommendation of $100 fine and suspension of amenities for 60-days including barcodes; second by Tom Holmes; motion passed unanimously.

Motion by Tom Holmes to impose penalties for (2) Ventura Resident in violation of behavior towards guards; recommendation 30-day suspension of all amenities including barcode, plus $100 fine; second by Keith Armstrong; motion passed unanimously.

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

Motion by Jeff Caldwell to approve 7.1-7.6, 7.8-7.15a and deny 7.7, 7.15b and 7.19a, second by Tom Holmes.; Motion passed unanimously.

Safety Committee report was given by Dick Therrien.

Social Committee report nothing to present

Golf and Greens Committee report was given by Tom Holmes.

Building and Grounds Committee report was given by Paul Morency.

Finance Committee report given by Keith Armstrong.

Motion by Keith Armstrong to approve Sport Surfaces to resurface the bocce ball courts @ $14,100 from Reserve Expenditures, second by Peter Spudich, motion passed 7 to 1, opposed Paul Morency.

Motion by Keith Armstrong to purchase 3 restaurant equipment's from Supplies on the Fly @ $10,542.25 from Reserve Expenditures; second by Peter Spudich; motion passed 7 to 1, opposed Paul Morency.

Motion by Keith Armstrong to purchase a 60HP submersible pump and motor from Citrus 7 @ $12,300 plus tax from Reserve Expenditures; second by Tom Holmes; motion passed 7 to 1, opposed Paul Morency.

Motion by Keith Armstrong to purchase a Tosi Box pump control from Citrus 7 @ $5,400 plus tax from Reserve Expenditures; second by Tom Holmes; motion passed 7 to 1, opposed Paul Morency.

Brief discussion regarding budget for 2023 and increase

Motion by Peter Spudich to adjourn, second by Tom Holmes. Meeting adjourned at 8:20 pm