Board of Directors Meeting May 25, 2023
Ventura Country Club Community Homeowners' Association, Inc.
Approved 6.29.2023

Directors Present:
Peter Spudich – President
Elaine Humphrey – Vice President
Carol Hartman – Secretary
Keith Armstrong – Treasurer
Paul Morency
Paul Russell Jr.
Dick Therrien
Cecil Shafer
Karen Butera

Also Present:
Gabby Ramos – General Manager

The meeting was called to order at 7:00 PM by Peter Spudich. All Directors were present, in person or via phone, and a quorum was established to proceed.

Written notice of the meeting was posted on the property on May 23, 2023, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Opening remarks were given by President, Peter Spudich.

Peter made comments regarding the hours of operations at the Administration building. The office will be open from 8:30am to 5pm Monday through Friday and closed for lunch from 12:30 to 1pm until the month of September.

Director's Remarks.

Cecil Shafer made remarks that the Board of Directors remarks should be held at the end of the meeting to be able to express what occurred during the meeting and thanked the President and General Manager for providing information to attend the meeting.

One homeowner requested to speak at the meeting.

3404 Brookwater Circle: Laura Zulkowski. Resident states there have been a significant drainage issue in large amounts of rainwater accumulating a lot of the property lies, of the golf course. Residents ask that some gets done with the drainage along number 18.

Motion by Peter Spudich to approve minutes of the previous Board meeting held on April 27, 2023 & April 30, 2023; second by Paul Russell Jr., motion passed unanimously. For the April 27, 2023, minutes, opposed for approval Cecil Shafer, Karen Butera, Elaine Humphrey, and Paul Morency.

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.

The elevator is scheduled for reinspection on Monday, May 29th.

Hood repairs are completed, there and the city inspector came out on Tuesday, May 23rd and Ventura passed inspection. Kitchen Staff has been in daily to deep clean sections of the kitchen prior to opening. The kitchen is scheduled to open on May 29th for Memorial Day.

Received permit to reroute electrical under the bridge. Waiting for the permit to be approved.

The submersible pump for the driving range was not tested, the pump was struck with lightning but assured the board that Steve Holley will not spread Ventura monies if we he did not exhaust every option.

Additional parts have been ordered for the marquee.

The tiger teeth quote that the board received was to provide an additional option if the board wanted to consider spending $3,000 to purchase a different type of directional spikes.

CCC report given by Gabby Ramos: Provided an update of CCC meeting.

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

ARC committee report was given by Elaine Humphrey.

Motion by Elaine Humphrey to approve 7.1-7.8, 7.9a-7.16 and deny 7.9, second by Dick Therrien; motion passed unanimously.

The Safety Committee report was given by Dick Therrien.

Dick Therrien reported that the safety committee made a recommendation to install additional speed bumps on the median section of Countrywoods Blvd and Woodgate Blvd. to prevent residents or guests from driving around the speed bump at the stop sign.

The Social Committee report was given by Carol Hartman.

Carol Hartman reported that the Kids Pool Party will be held on June 10th and tickets can be purchased at the admin building.

The Golf and Greens Committee report was given by Paul Russell Jr.

Paul Russell Jr reported that Golf is $22,000 ahead for April. Starting to see more outside play with our snowbirds leaving. Josh reduced his greens fee by $10 to attract more people. The carpet outside of the Pro Shop Ramp was installed. Also, reported at least 20% of our community plays golf. Spoke about getting additional benches on the golf course. Purchase additional tee boxes.

Karen Butera made a comment regarding the carpet being installed on the ramp and mentioned she did not see this come before the board. The General Manager reported it was under the threshold of $2,500 and mentioned it only cost $1,500 to install including carpet.

Paul Morency made a comment regarding the golf course equipment. It was mentioned this will be discussed under Finance.

The Building and Grounds Committee report was given by Karen Butera.

Karen Butera mentioned that the committee is looking into installing a pool lift at the pool. Also mentioned the committee is looking at enhancements to the playground. There have also been reports of an alligator in the pond and additional signs. Discussed the speed bumps on Countrywood Blvd and Woodgate Blvd. Discussed resurfacing of the tennis courts and bocce courts.

The Finance Committee report was given by Keith Armstrong.
Motion by Keith Armstrong to purchase a 15HP submersible motor from Citrus 7 @ $6,780 plus tax from Capital Reserves, seconded by Peter Spudich; the motion passed 8 to 1, opposed Cecil Shafer

Motion by Keith Armstrong to sign the purchase order for (6) John Deere Gators and trailer @ $98,550 from Capital Reserves, seconded by Paul Russell Jr.; the motion passed 8 to 1, opposed Cecil Shafer.

Motion by Keith Armstrong to purchase (4) water bottle drinking fountains @ $5,756.27, seconded by Carol Hartman; the motion passed unanimously.

Motion by Keith Armstrong to install bougainvillea's along Raper Dairy fence in Shadybranch @ $4,387.50, seconded by Carol Hartman; the motion passed 8 to 1, opposed Peter Spudich.

Motion by Keith Armstrong to purchase greens roller from Wesco @ $25,851.60 from Capital Reserves, seconded by Carol Hartman; the motion passed unanimously.

Discussion regarding the HOA irrigation for common grounds and if we should proceed with the work. Karen Butera made a motion to table the HOA irrigation for common grounds until November, seconded by Keith Armstrong; the motion passed unanimously.

Elaine Humphrey provided an update on the Access Control findings.

The majority of the committee voted to retain RAMCO Protective Services; the contract will be $691,000 and will need to be signed by July. The new amount will not take effect until January 2024.

Elaine Humphrey made a motion to retain RAMCO Protective Services, seconded by Dick Therrien; motion passed 8 to 1, opposed Cecil Shafer.

Peter Spudich made remarks regarding the length of the contract and will be discussed by the General Manager and the executive committee, seconded by Karen Butera; motion passed 7 to 2, opposed Paul Morency and Cecil Shafer.

Motion by Peter Spudich to disband the ADHOC committee for Access Control, seconded by Paul Russell Jr. After discussion Peter Spudich and Paul Russell Jr., withdrew their motion.

Motion by Karen Butera to renew RAMCO Protective contact for 3 years, seconded by Elaine Humphrey; the motion passed 8 to 1, opposed Cecil Shafer.

Keith Armstrong and Peter Spudich provided an update on the finance during the kitchen closure.

Motion by Peter Spudich to close the restaurant on Mondays from June through September, seconded by Carol Hartman; the motion passed 5 to 4, opposed Paul Morency, Paul Russell Jr., Karen Butera and Cecil Shafer.

Karen Butera provided an update on the Property Enhancement and Safety committee.

Motion by Dick Therrien to adjourn, second by Carol Hartman. The meeting adjourned at 8:39 PM.