

Board of Directors Meeting July 27, 2023
Ventura Country Club Community Homeowners' Association, Inc.
Approved 8.31.2023

Directors Present:

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

Also Present:

Gabby Ramos – General Manager

The meeting was called to order at 7:00 PM by Peter Spudich. 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 July 25, 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.

School begins August 15th, to please drive carefully. The HOA Condo meeting is scheduled for August 3rd at 4pm. Electronic waste is available Saturday at 9am on Primrose and Crystal Lake, no charge. A town hall meeting is scheduled for October 12th in the clubhouse at 7PM

Director's Remarks.

Elaine Humphrey asked about purchasing a laptop to broadcast the board meetings.

Karen Butera asked who could attend the condo meeting. Also asked where the parking policy where at. Also asked to establish an ADHOC committee for communication.

Cecil Shaffer expressed frustration regarding the marquee.

Three homeowners requested to speak at the meeting.

2789 Autumn Green Drive – Hasti Soudi

Expressed concerns regarding the flooding behind her home and other homes along number 5. Showed pictured of water levels. Presented the board with a signed petition urging the board to take action to correct the flooding. Express no communication was provided by the HOA or Director of Golf.

2803 Autumn Green Drive – Cecil Lewis

Expressed concerns regarding the flooding behind her home and other homes along number 5.

2811 Autumn Green Drive – Adalys Lugo

Expressed concerns regarding the flooding behind her home and other homes along number 5.

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 for inappropriate behavior towards access control officers; recommendation of suspension of amenities including barcode for 30-days; second by Dick Therrien; motion passed unanimously.

Motion by Paul Russell Jr., to impose penalties for (2) Ventura Resident in violation for inappropriate behavior towards access control officers; recommendation of suspension of amenities including barcode for 30-days; second by Carol Hartman; motion passed 8 to 1, opposed Cecil Shaffer

Treasurer's report given by Elaine Humphrey. Recap of June financial results and capital reserve expenditures.

ARC committee report was given by Elaine Humphrey.

Motion by Karen Butera to approve 5.1-5.2a, 5.4-5.7 and deny 5.3, second by Dick Therrien; motion passed unanimously.

The Safety Committee report was given by Cecil Shaffer.

The Social Committee did not have a meeting.

The Golf and Greens Committee did not have a meeting.

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

The Finance Committee report was given by Elaine Humphrey.

Motion by Elaine Humphrey to approve Varsity Courts to resurface the tennis courts @ \$16,937 from Capital Reserve expenditure, seconded by Karen Butera; motion passed unanimously.

Motion by Elaine Humphrey to hire Dr. Philips construction to repair pavers and demolition of concrete tables at the pool area @ \$8,500 from Capital Reserves, seconded by Karen Butera; motion passed unanimously.

Motion by Elaine Humphrey to replace DE filters grids @ \$3,360 from Operating expenditures, second by Cecil Shaffer.; motion passed unanimously.

Motion by Karen Butera to hire All Florida Septic to repair pipe under road at Willowgate Ave @ \$18,380, second by Paul Russell Jr., motion passed unanimously.

Motion by Dick Therrien to disband the Access Control AHDOC committee, second by Paul Russell Jr.; motion passed unanimously.

Peter Spudich mentioned the Sub Committee of Building and Ground for playground enhancements. Paul Russell Jr approved Sandy Markley, Diane Spano, Gale Strain, Brenda Burrough, HaleyRae Cannel and Betty Vazquez and Paul Morency as Board Liaison, second by Elaine Humphrey; motion passed unanimously.

Motion by Dick Therrien to adjourn, second by Paul Russell Jr. The meeting adjourned at 8:05PM.