

NOTICE

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting

Thursday, September 28, 2023

7:00 PM

Community Clubhouse

3201 Woodgate Blvd. Orlando, FL 32822

Agenda:

1. Call to Order
2. Roll Call / Establishment of Quorum
3. Pledge of Allegiance/ Devotion
4. Proof of Notice of Meeting
5. President opening remarks
6. Director remarks
7. Homeowner request to speak
 - 3901 Woodfield Court – Walter Herasimtschuk
8. Approval of Minutes from previous Board of Directors meeting August 31, 2023
9. General Manager report & CCC Report – Gabby Ramos
10. Treasurer report – Elaine Humphrey
11. Standing Committee reports
 - ARC Committee – Elaine Humphrey
 - Safety Committee – Dick Therrien
 - Social Committee – Carol Hartman
 - Election Committee – Carol Hartman
 - Golf & Greens Committee – Paul Russell Jr.
 - Building & Grounds Committee – Karen Butera
 - Finance Committee – Elaine Humphrey
 - o RAMCO to install gate arm barrier at Raper Dairy Rd @ \$6,712.24
 - o Sound Innovation to install sound system for the Ballroom, Dining Room and Proshop Staging Station @ \$16,470.00
12. Other Business
 - Discussion of hours of operations for Admin office & Restaurant hours
 - ADHOC: Outsourcing members
13. Adjournment

Board of Directors Meeting August 31, 2023
Ventura Country Club Community Homeowners' Association, Inc.
Unapproved Minutes

Directors Present:

Peter Spudich – President
Paul Russell Jr. – Vice President
Elaine Humphrey – Treasurer
Carol Hartman – Secretary
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 August 29, 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 Spudich wanted to remind residents of upcoming events. A town hall meeting is scheduled for October 8th at 7pm in the Ballroom.

Director's Remarks.

Karen Butera made remarks regarding outsourcing the 19th Hole Operation. Karen made a motion to investigate outsourcing the 19th Hole operation, second by Paul Morency; motion passed 7 to 1, opposed Carol Hartman.

Josh Bennett provided an update on the drainage issues that were brought to the boards attention in the Board meeting in July.

One homeowner requested to speak at the meeting.

2789 Autumn Green Drive – wanted an update on the drainage issues that were brought up at the July board meeting.

Motion by Paul Morency to approve minutes of the previous Closed Board meeting held on July 10, 2023, and Board meeting held on July 27, 2023, second by Elaine Humphrey; 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.

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

ARC committee report was given by Elaine Humphrey.

Motion by Paul Morency to approve 5.1 to 5.8, second by Elaine Humphrey.; motion passed unanimously.

The Safety Committee report was given by Cecil Shaffer.

The Social Committee report was given by Carol Hartman.

The Golf and Greens Committee held no meeting, next meeting was scheduled for September 6, 2023

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 proceed with foreclosure on SP830, second by Carol Hartman; motion passed unanimously.

Motion by Elaine Humphrey to purchase leaf gate from DF Supply to place at the end Countrywoods @ \$2,517.05 Capital Reserve expenditure, seconded by Paul Russell Jr.; motion passed unanimously.

Motion by Elaine Humphrey to hire Mid-State Fence to replace RV swing gate @ \$3,700 from Operating Expenditures, seconded by Carol Hartman.; motion passed unanimously.

Motion by Elaine Humphrey to hire Mid-State Fence to repair the Pershing canal perimeter fence @ \$2,437 from Operating Expenditures, seconded by Carol Hartman.; motion passed unanimously.

Motion by Elaine Humphrey to hire Solitude Lake Management to repair fountain on #18 @ \$6,093.75 from Operating Expenditures, second by Carol Hartman.; motion passed unanimously.

Motion by Elaine Humphrey to ratify approval for Madeline's Quality Work to repair ballroom pipe under dance floor and install new wood floor @ \$9,951.36 from Reserve Expenditure; second by Carol Hartman; motion passed unanimously.

Peter Spudich made a motion to establish ADHOC committee for term limits for committees; second by Carol Hartman; motion passed unanimously.

Elaine Humphrey mentions 2 vacancies that needed to be filled for the Finance Committee. Elaine Humphrey made a motion to approve Gail Strain and Jeff Pragal to be appointed to the committee, second by Carol Hartman; motion passed 6 to 2, opposed Peter Spudich and Paul Russell Jr.

Peter Spudich mentioned the board vacancy. Carol Hartman made a motion to appoint Jeff Caldwell, second by Dick Therrien and Paul Morency made a motion to appoint Lou Columna, seconded by Cecil Shaffer; motion failed 4 to 4.

Motion by Carol Hartman to adjourn, second by Paul Russell Jr. The meeting adjourned at 8:35 PM.

Ventura Country Club Community Homeowners Association
 Treasurer Report
 August 2023

| | Operating | Reserves |
|----------------------|-------------------|---------------------|
| Cash | \$ 51,784 | \$ 389,346 |
| T.Rowe Price account | \$ 359,732 | \$ 869,584 |
| | <u>\$ 411,516</u> | <u>\$ 1,258,930</u> |

| | |
|----------------------|-------------|
| Accts Receivable-Due | \$ 45,099 |
| Accts Receivable- RV | \$ 1,959 |
| Reserve for Bad De | \$ (38,087) |

| | |
|-------------------------|--------------|
| Spent from Reserves YTD | 512,049 |
| Fund Balances - YTD | \$ 304,859 |
| | \$ 1,010,804 |

| NET INCOME (LOSS) | Month | Budget | Variance |
|----------------------------|-------------------|--------------------|------------------|
| HOA Admin+ Grou | \$ 10,329 | \$ 20,497 | \$ (10,168) |
| Pro Shop + Golf Cc | \$ 3,979 | \$ (20,890) | \$ 24,869 |
| Restaurant | \$ (20,834) | \$ (22,483) | \$ 1,649 |
| Total Income (Loss) | \$ (6,526) | \$ (22,876) | \$ 16,350 |

| NET INCOME (LOSS) | Year to Date | Budget | Variance |
|----------------------------|-------------------|------------------|-------------------|
| HOA Admin+ Grou | \$ 163,227 | \$ 202,771 | \$ (39,544) |
| Pro Shop - Golf Col | \$ 139,992 | \$ (1,600) | \$ 141,592 |
| Restaurant | \$ (105,749) | \$ (119,129) | \$ 13,380 |
| Total Income (Loss) | \$ 197,470 | \$ 82,042 | \$ 115,428 |

August 2022

| | Operating | Reserves |
|----------------------|-------------------|---------------------|
| Cash | \$ 601,210 | \$ 465,489 |
| T.Rowe Price account | \$ 1,336,099 | |
| | <u>\$ 601,210</u> | <u>\$ 1,801,588</u> |

| | |
|-----------------------|-------------|
| Accts Receivable-Dues | \$ 65,914 |
| Accts Receivable- RV | \$ 280 |
| Reserve for Bad Debts | \$ (39,412) |

| | |
|-------------------------|--------------|
| Spent from Reserves YTD | 2,697,331 |
| Fund Balances - YTD | \$ 345,683 |
| | \$ 1,420,569 |

| NET INCOME (LOSS) | Month | Budget | Variance |
|----------------------------|--------------------|--------------------|--------------------|
| HOA Admin+ Grounds | \$ 30,784 | \$ 27,533 | \$ 3,251 |
| Pro Shop + Golf Course | \$ (83,676) | \$ (71,584) | \$ (12,092) |
| Restaurant | \$ (31,167) | \$ (22,609) | \$ (8,558) |
| Total Income (Loss) | \$ (84,059) | \$ (66,660) | \$ (17,399) |

| NET INCOME (LOSS) | Year to Date | Budget | Variance |
|----------------------------|---------------------|---------------------|-------------------|
| HOA Admin+ Grounds | \$ 223,682 | \$ 132,483 | \$ 91,199 |
| Pro Shop - Golf Course | \$ (260,367) | \$ (349,776) | \$ 89,409 |
| Restaurant | \$ (115,914) | \$ (111,555) | \$ (4,359) |
| Total Income (Loss) | \$ (152,599) | \$ (328,848) | \$ 176,249 |

Spent from reserves YTD, Adm Building - roof \$28,030, Mech & Elec 42,732, Paving/Sidewalks \$20,402, Other \$27,424
 Clubhouse - Roof \$3,500, Mech & Elec \$39,801, Misc \$1,582. Computers - Admin \$1,186, Clubhouse \$1,229
 Restaurant - Misc Building \$202, Furn. Fixt & Equip - \$6,577
 Misc - Signs \$1,561, Sports Courts \$11,191, Swimming Pool \$7,729, Fountains \$4,389
 Maintenance Building \$29,975, Golf Course & Grounds - Irrig \$34,072, Landscaping \$79,988, Golf Course \$170,480
 2023 Property and casualty insurance premium came in \$72,000 higher than the budgeted amount.
 Monthly deposits into the reserve fund - \$98,482. Year to date interest earned - \$23,875
 Year to date budget variance is positive, \$115,428 better than budget.

Ventura Country Club ARC Committee Meeting Minutes

Wednesday

September 20, 2023

Ventura Clubhouse Maple Room

Present:

Pat Bak, Chairwoman

Carolyn Benham, Secretary

Susan Brown

Jeff Caldwell

Raynard Graham

Elaine Humphrey, Board Liaison.

Cheryl Powers

Yiri Luis, CAM

Absent:

Judy Lavigne

Sandy Markley

Meeting Called to Order by Pat Bak, determined that there was a quorum.

Welcomed two guests: Haley Rae Cannell and Hastie Sooudi

Approved previous meeting minutes from August 23, 2023

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

Old Business: Update on ARC Standards: Still at the Ventura attorney for review.

New Business: No new business. (Still Old!!)

Next ARC requests review meeting **October 18, 2023, in the Maple Room at 1:00pm.**

Respectfully Submitted, Carolyn Benham

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL REVIEW COMMITTEE

Date: WEDNESDAY SEPTEMBER 20, 2023

| Agenda Number | Address | Description of Work | Approved/ Denied/ Withdrawn/ Resubmitted | Comments |
|--------------------------------|-------------------------|---|---|---|
| Community: Autumn Green | | | | |
| 4.1) | 2789 Autumn Green Dr | Install French Drains | Approved | |
| 4.2) | 2797 Autumn Green Dr | Install 42" picket fence behind hedge | Denied | ARC Standards, no fence on golf course. Can see the aluminum fence through the hedge. |
| Shadybranch | | | | |
| 4.3) | 2518 Shadybranch Drive | Replace roof. Color: either-Charcoal Black, Moire-Black, Colonial Slate or Driftwood. | Approved | |
| 4.3a) | | Replace gutters. Color: White or Black | Approved | |
| 4.4) | 2762 Sunbranch Drive | Replace existing Fence per survey attached | Denied | Application does not state what old fence is being replace with. |
| 4.4a) | | Remove bushes from the side of home | Approved | |
| 4.5) | 6156 Brynwood Street | Replace roof. Color: Weathered Wood | Approved | |
| 4.6) | 2697 Sunbranch Drive | Paint shutters. Color: Navel Blue | Approved | |
| 4.6a) | | Extend (widen) driveway. | Denied | Need clarification. Concerned with several utility boxes** |
| 4.6b) | | Install fence 13' with two gates per survey attached | Denied | Need clarification on gates and the middle fence.** |
| 4.7) | 6123 Springwater Street | Replace roof. Color: Desert Rose | Approved | |

