

Board of Directors Meeting October 26, 2023
Ventura Country Club Community Homeowners' Association, Inc.
Approved 11.30.2023

Directors Present:

Peter Spudich – President
Paul Russell Jr. – Vice President
Elaine Humphrey – Treasurer
Paul Morency
Cecil Shafer
Karen Butera
Dick Therrien

Also Present:

Gabby Ramos – General Manager

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

Written notice of the meeting was posted on the property on October 24, 2023, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Peter makes a motion to add the replacement of the Water Heater in the clubhouse, Disbandment of the ADHOC committee for perimeter security and rental club purchase for Proshop, second by Paul Russell Jr, motion passed unanimously.

Opening remarks were given by President, Peter Spudich.

Director's Remarks.

Discussed November events, turning clocks back.

Chris with Sound Innovation discussed the difference in the 2 bids provided for the sound system.

One homeowner requested to speak at the meeting.

2789 Autumn Green Drive – Hastie Sooudi: Following up on updates as it relates to drainage issues.

Motion by Paul Morency to approve minutes of the previous Board meeting held on September 18, 2023, September 25, 2023, and September 28, 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.

CCC report given by Gabby Ramos

Motion by Peter Spudich to impose penalties for (1) Ventura Resident in violation for inappropriate behavior towards staff; recommendation of suspension of amenities including barcode for 30-days; second by Paul Russell Jr.; motion passed unanimously.

Motion by Peter Spudich to impose penalties for (2) Ventura Resident in violation of parking inoperable vehicle in driveway; recommendation of \$100 fine per day not to exceed \$1,000; second by Cecil Shaffer; motion passed unanimously.

Motion by Peter Spudich to impose penalties for (3) Ventura Resident in violation of failure to maintain property; recommendation of \$100 fine per day not to exceed \$1,000; second by Karen Butera; motion passed unanimously.

Motion by Peter Spudich to impose penalties for (4) Ventura Resident in violation of failure to maintain property; recommendation of \$100 fine per day not to exceed \$1,000; second by Dick Therrian; motion passed unanimously.

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

ARC committee report was given by Elaine Humphrey.

Motion by Elaine Humphrey to approve 4.1, 4.3, 4.2, 4.2a and 5.1-5.4a, 5.5-5.11 and denied 4.2 and 5.4a second by Paul Russell Jr.; motion passed unanimously.

The Safety Committee report was given by Dick Therrien.

The Social Committee report was given by Peter Spudich.

The Golf and Greens Committee was given Paul Russell Jr.

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 hire Sound Innovation to replace the sound system not to exceed \$40,000 with 7 mics from Reserve Expenditure, second by Peter Spudich; motion passed unanimously.

Motion by Elaine Humphrey to proceed with purchasing computer monitors for the 19th Hole at \$3,647 from Reserve Expenditures, second by Peter Spudich; motion passed unanimously.

Motion by Elaine Humphrey to purchase the annual employee holiday gift cards @ \$7,900 from Operating Expenditure, second by Cecil Shaffer; motion passed unanimously.

Motion by Elaine Humphrey to ratify water heater replacement in the clubhouse by Frank Gay Plumbing at \$15,500 from Reserve Expenditure, second by Peter Spudich; motion passed unanimously.

Motion by Elaine Humphrey to replace rental clubhouse from the Proshop at \$5,233 from Reserve Expenditure, second by Paul Russell Jr.; motion passed unanimously.

Paul Russell Jr. discussed common ground irrigation. Motion by Paul Russell Jr to add irrigation at \$650,000 from Reserve Expenditure, second by Peter Spudich; motion tabled.

Motion by Peter Spudich to combine Building and Grounds Committee and Safety Committee due to overlap in committees, second by Cecil Shaffer, motion passed 4 to 3, opposed Elaine Humphrey, Karen Butera & Paul Morency

Karen Butera discussed having an electronic calendar for residents to have access to.

Karen Butera discussed renting out the Pickleball Courts, will provide a package to the board.

Paul Morency proved an update of the ADHOC committee for outsourcing the restaurant. The determination was there were too many cons vs pros. Motion by Paul Morency to disband the ADHOC committee, second by Karen Butera; motion passed unanimously.

Motion by Peter Spudich to disband property enhancement committee, second by Paul Morency, motion passed unanimously.

Discussed the Envera System. Motion by Karen Butera to establish committee for a virtual system, second by Cecil Shaffer; motion passed unanimously.

Motion by Peter Spudich to adjourn, second by Karen Butera. The meeting adjourned at 9:07PM.