

NOTICE

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting

Thursday, January 30, 2025

7:00 PM

Community Clubhouse

3201 Woodgate Blvd. Orlando, Florida 32822

Agenda:

1. Call to Order
2. Roll Call / Establishment of Quorum
3. Proof of Notice of Meeting
4. Approval of Minutes from the previous Board of Directors meeting on November 21, 2024, and December 10, 2024
5. General Manager report – Gabby Ramos
6. CCC Report (fines and use suspensions) – Gabby Ramos
7. Treasurer report – Elaine Humphrey
8. Standing Committee reports
 - ARC Committee – Paul Morency
 - Safety Committee – Lou Columna
 - Social Committee – HaleyRae Cannell
 - Golf & Greens Committee – Paul Russell Jr.
 - Building & Grounds Committee – Cecil Shaffer
 - Finance Committee – Elaine Humphrey
 - o Approve foreclosure for CV905 – \$3230.00
 - o Approve foreclosure for WR271 – \$4312.00
9. Other Business
 - o Discussion of selling Ventura empty Lots
10. Homeowner request to speak
11. Director Remarks
12. Adjournment

Board of Directors Meeting November 21, 2024
Ventura Country Club Community Homeowners' Association, Inc.
Unapproved minutes

Directors Present:

Dan Lees – President
Paul Morency – Vice President
Elaine Humphrey – Treasurer
HaleyRae Cannell – Secretary
Paul Russell Jr.
Lou Columna
Mike Westerveld
Cecil Shaffer
Karen Butera

Also Present:

Gabby Ramos – General Manager
Bill Shepler – Club Controller

Meeting called to order at 7:00 PM by Dan Lees, President. All Directors being present, in person or via phone, quorum was established to proceed.

Written notice of the meeting was posted on the property on November 5th, at least 14-days in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Elaine Humphrey to approve minutes of the previous Board meeting held on October 31, 2024, seconded by Paul Morency, motion passed 8 to 1; Karen Butera abstained for being absent.

Elaine Humphrey discussed the 2025 budget and reviewed the assumptions as to how we could get to zero increase in HOA dues. The association had to reduce daytime patrol from 3 to 2 days—no longer nighttime OPD patrol. The equipment lease was extended for a few more years, and fiber optics were added for better camera connections. The employee annual increase will be 3%.

Motion by Elaine Humphrey to approve the 2025 Budget at zero present increase, second by HaleyRae Cannel; 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.

Gabby Ramos provided an update on the elevator repair. IT needs to run a cable from the modem to the emergency phone. The goal is to repair five areas on Woodgate Blvd and then restripe. The HOA irrigation is expected to start in mid-January. Getting bids to resurface the pickleball courts. The RAMCO meeting is scheduled for December 3rd. Working on finalizing ARC standards. The insurance company is still working on roof repair damage from Hurricane Milton. The city repaired the Pershing Canal from across the school's erosion. Down one maintenance man, still looking for another one. Due to the HOA irrigation, the mulch project will be completed after the irrigation project is completed.

Karen Butera asked if there was a scheduled date for the foyer project. Gabby Ramos mentioned she is still in the process of coordinating with Iris and the vendor. Karen also requested an update on the in-house project for drainage behind Autumn Green. Gabby Ramos mentioned that there was nothing new to update.

Treasurer's report given by Elaine Humphrey. Recap of October financial results and capital reserve expenditures. We are still in an excellent position in operating and cash in reserves. We do have two big projects coming up in 2025. The first project is the Cart Path project, and the second is the HOA irrigation for the common grounds. The reserve study will be outsourced in 2025. For the month of October,

we made a small profit \$3,162 above budget, and then for the year to date, our variance we are \$45,770 ahead of budget. There is \$2,296,539 in Reserve and \$534,227 in operating. ***See Treasurer Report in Resident Packet for additional information***

Motion by Paul Morency to approve 5.4 and deny 5.9 and 5.15 under old business, second by Elaine Humphrey. Motion by Paul Morency to approve 5.1-5.2, 5.3-5.4, and incomplete 5.2a, seconded by Karen Butera; motion passed 8 to 1; HaleyRae Cannell abstained due to one of the approvals is her application.

Safety Committee report was given by Lou Columna. ***Minutes in resident packet for additional information***

Motion by Lou Columna to add a sign in the 19th hole regarding conduct and refusal of service, seconded by Karen Butera, the motion tabled.

Social Committee report was given by HaleyRae Cannell. ***Minutes in Resident packet for additional information***

Golf and Greens Committee report was given by Paul Russell Jr. ***Minutes in Resident packet for additional information***

Motion by HaleyRae Cannell to approve usage of the "Vent" logo, seconded by Cecil Shaffer; motion was rescinded.

Building and Grounds Committee report was given by Cecil Shaffer. ***Minutes in Resident packet for additional information***

Finance Committee report given by Elaine Humphrey. ***Minutes in Resident packet for additional information***

Motion by Elaine Humphrey to approve All Phase Electrical to run new conduit from Pool Transformer to breaker the panel in the pool house at \$10,419 from Reserve Expenditure, seconded by HaleyRae Cannell; motion passed unanimously.

Motion by Elaine Humphrey to hire Asphalt365 to repair 5 areas on Woodgate Blvd at \$30,951, seconded by HaleyRae Cannell; motion passed unanimously.

Motion by Elaine Humphrey to purchase employee holiday gift cards for \$7,200 from Operating Expenditures, seconded by Mike Westerveld; the motion passed unanimously.

Motion by Elaine Humphrey to ratify approval for Citrus 7 to repair pump station on Golf Course at \$8,132.68 from Operating Expenditures; motion passed unanimously.

Motion by Elaine Humphrey to hire ACPLM for the cart path project on the Golf Course not to exceed \$275,000 from Reserve Expenditure, seconded by Paul Morency; the motion passed unanimously.

Discussion of 2 homeowners who are in violation of the pet policy. Elaine Humphrey made a motion to proceed with the attorney's recommendation as outlined in the email, seconded by Karen Butera; the motion passed 8 to 1, opposing Haley Rae Cannell due to not wanting to be held liable.

Homeowner to request to speak - none

Director Remarks

Karen Butera asked about electronic voting; it was discussed that we will proceed for the 2026 election next year.

Nomination Meeting is scheduled for December 10th at 7pm

Motion by Paul Morency to adjourn, seconded by Elaine Humphrey. The meeting is adjourned at 8:20 pm

Board of Directors Meeting December 10, 2024
Ventura Country Club Community Homeowners' Association, Inc.
Unapproved minutes

Directors Present:

Dan Lees – President
Paul Morency – Vice President
Elaine Humphrey – Treasurer
HaleyRae Cannell – Secretary
Paul Russell Jr.
Lou Columna
Mike Westerveld
Cecil Shaffer
Karen Butera

Also Present:

Gabby Ramos – General Manager

Meeting called to order at 7:00 PM by Dan Lees, President. All Directors being present, in person or via phone, quorum was established to proceed.

Written notice of the meeting was posted on the property on December 6, 48-Hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Approval of 5 Candidates for the upcoming election. Brenda Burroughs, Dan Lees, Paul Russell Jr., Dick Therrien, and Karen Butera. Cecil Shaffer to approve candidates, seconded by HaleyRae Cannell.

Motion by Paul Morency to approve restripe for common roads (Woodgate Blvd, Lake Pointe Drive, Countrywoods Blvd, and Gate Entrances), seconded by Lou Columna. Motion passed 7 to 3, opposed Cecil Shaffer, Paul Russell Jr., and Elaine Humphrey.

Recommendation from the General Manager to suspend amenities for case 1 for inappropriate behavior in the 19th Hole. Karen Butera makes a motion to suspend a maximum number of days for inappropriate behavior in the 19th Hole, seconded by Mike Westerveld. The motion passed unanimously.

Motion by Paul Morency to adjourn, seconded by HaleyRae Cannell. The meeting is adjourned at 7:20 pm

Ventura Country Club Community Homeowners Association
 Treasurer Report(Revised)(2)

December 2024

Cash	Operating	Reserves
T.Rowe Price account	\$ 626,941	\$ 199,680
	\$ 1,959,637	
	\$ 626,941	\$ 2,159,317

Accts Receivable-Dues	\$ 39,925
Accts Receivable- RV	\$ 2,840
Reserve for Bad Debts	\$ (26,535)
Spent from Reserves YTD	\$ 684,814
Fund Balances - YTD	\$ 175,753
	\$ 2,139,993

NET INCOME (LOSS)	Month	Budget	Variance
HOA Admin+ Grounds	\$ 21,851	\$ (14,412)	\$ 36,263
Pro Shop + Golf Course	\$ (35,496)	\$ (17,256)	\$ (18,240)
Restaurant	\$ (34,875)	\$ (7,746)	\$ (27,129)
Total Income (Loss)	\$ (48,520)	\$ (39,414)	\$ (9,106)

NET INCOME (LOSS)	Year to Date	Budget	Variance
HOA Admin+ Grounds	\$ 321,995	\$ 130,887	\$ 191,108
Pro Shop - Golf Course	\$ 19,370	\$ (13,539)	\$ 32,909
Restaurant	\$ (279,709)	\$ (117,348)	\$ (162,361)
Total Income (Loss)	\$ 61,656	\$ -	\$ 61,656

Spent from reserves YTD, Golf Course - \$4,819, Paving/Sidewalks - \$581, Cart Paths (\$37,591), Landscaping - \$5,725, Irrigation/Stormwater - \$206,687
 Clubhouse: Furn.,Fixt.,& Equip- \$23,425, Misc Bldg Comp - \$52,148, Mech/Elec - \$5,156, Computer - \$5,477
 Misc: Fencing - \$3,674, Signage - \$14,766, Fountains - \$20,834, Sports Courts - \$69,894, Main Pool - \$29,756
 Paving & Sidewalks: Sidewalks \$57,648, Paving - \$42,976, Other - \$84,568
 Restaurant -Misc Building Comp. - \$33,876, Furn.,, & Equipment - \$16,072
 Gatehouses -\$7,313

Monthly deposits into the reserve fund - \$ 101,902. Year to date interest earned - \$72,576

Year to date budget variance is \$61,656 better than budget.

December 2023

Cash	Operating	Reserves
T.Rowe Price account	\$ 480,233	\$ 248,827
	\$ 1,287,097	
	\$ 480,233	\$ 1,535,924

Accts Receivable-Dues	\$ 38,671
Accts Receivable- RV	\$ 3,060
Reserve for Bad Debts	\$ (24,675)
Spent from Reserves YTD	\$ 604,899
Fund Balances - YTD	\$ 114,096
	\$ 1,529,407

NET INCOME (LOSS)	Month	Budget	Variance
HOA Admin+ Grounds	\$ 22,175	\$ 3,719	\$ 18,456
Pro Shop + Golf Course	\$ (5,610)	\$ (11,538)	\$ 5,928
Restaurant	\$ (18,368)	\$ (11,057)	\$ (7,311)
Total Income (Loss)	\$ (1,803)	\$ (18,876)	\$ 17,073

NET INCOME (LOSS)	Year to Date	Budget	Variance
HOA Admin+ Grounds	\$ 47,318	\$ 285,957	\$ (238,639)
Pro Shop - Golf Course	\$ 164,190	\$ (96,431)	\$ 260,621
Restaurant	\$ (204,802)	\$ (189,526)	\$ (15,276)
Total Income (Loss)	\$ 6,706	\$ -	\$ 6,706

Ventura Country Club ARC Committee Meeting Minutes

Wednesday January 22, 2025

Ventura Maple Room

Present:

Sandy Markley, Chairperson

Susan Brown

Carolyn Benham

Judy Lavigne

Paul Morency Board Liaison

Cheryl Powers

Betty Vazquez

Rebecca Cintron, Admin. Assistant

Absent:

Judy Tencza

Meeting Called to Order by Sandy Markley.

Welcomed Guest: HaleyRae Cannell, Elaine Humphrey

Approved previous meeting minutes November 13, 2024.

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

Old Business: None

New Business: Asked Committee Members to give thought to external temporary lighting for discussion at our February meeting.

Next ARC requests review meeting **Wednesday February 19, 2025, at 1:30pm. Administration Building Conference Room.**

Respectfully Submitted,

Carolyn Benham

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC			
ARCHITECTURAL REVIEW COMMITTEE			
Date: WEDNESDAY JANUARY 22, 2025			
Agenda Number	Address	Description of Work	Approved / Approved with Proper Permits / Not Approved
Community:			
5.1)	Ventura Club		
	3541 Cherryhill Drive	Repair damaged patio with new pavers.	Approved
	5.1a)	Add decorative planters.	Approved
	5.1b)	Fixed cracked driveway with new paver, add paver row to left side of home.	Approved
	5.1c)	Install a 10' x 10' metal pergola on patio	Approved with City of Orlando permits & meets high wind standard
	5.2)	Replace roof. Color: Driftwood	Approved
	5.3)	Replace front door with double entrance doors. Doors to be painted dark gray to match current trim color.	Approved
	5.4)	Replace roof. Color: IKO Granite Black	Approved
	Ventura Reserve		
	5.5)	Screened patio in the backyard	Incomplete
	Ventura Place		
	5.6)	Paint garage doors. Color: SW6258	Approved
	5.7)	Replace windows. All exterior	Approved
	5.8)	Replace/remodel roof. Color: Terra Cotta	Incomplete
	5.9)	Paint home. Body: SW7018 Trim: SW7571 Accent: SW6258	Incomplete
	5.9a)	Replace gutters. Color: white or to match house color	Approved
	5.10)	Replace sod in front and back yard	Approved

Must be either grid or no grid consistent on each side

Questions; replacing entire roof? Roof must be tile.

Location of Trim and Accent colors.

					More Info; How many windows, grid or no grid.
	5.24a)		Install new windows. Wood trim around windows also to be replaced	Incomplete	
	5.25)	6123 Springwater Street	Paint home Northern Shore and Seaports. Body: SW6142 Trim: SW7005 Accent: SW6990	Approved	
			Ratify *		

**Ventura Country Club HOA
Safety Committee Meeting Minutes
January 14, 2025**

ATTENDANCE:

Gale Strain	Gabby Ramos- GM	Cecil Shaffer – phone
Lauren Ramirez - Absent		
Lou Columna	Ellery Butula	Jason Lee - RAMCO
HaleyRae Cannell	Dick Therrien	Joseph Nunez

1. **Call to Order** – 1:30 p.m.

2. **Roll Call** – Quorum

3. **Approval of Minutes**

4. **Old Business**

a. Status Updates from Gabby

- Raper Dairy Exit is an exit ALL vehicle now between operating hours of 5am to 11pm
- Longer gate arm at Raper Dairy gate was installed.
- Working on appropriate verbiage for the 19th Hole for inappropriate behavior or vulgar language.
- Pedestrian sign before sidewalk. It was discussed to install one 100-125 ft before the crosswalk.

5. **RAMCO Report**

Discussed broken fence at Pershing gate.

Discussed unwanted guests in Southpointe, sleeping in the laundry room. We discussed avenues to have the guest trespass from Ventura and Southpointe.

6. **New Business**

Haley Rae – Discussed, in case of emergency, if the gates were able to open up. It was mentioned that yes, they could, but it would need to be done manually.

Ellery – Discussed that a resident was shooting a bow and arrow on the back of his home on Greengate Drive. Administration to address. Also, we discussed who monitors the camera and mentioned an incident that occurred on December 9 in the library. Discussed pool passes and the number of guests a resident can input into CMS.

Cecil – Discussed that some of the LED gate arms were not lit up. Administration to open a service call with RAMCO. Also, we discussed parking at the Curry Ford Gate. Cecil also asked if a permit was pulled for the leaf gate at the end of Countrywoods, and discussed the crosswalks at the admin office. It was discussed that, at this moment, we were grandfathered in, but if we wanted to make any changes to it, we would need to bring it up to code.

Motion was made by HaleyRae to adjourn the meeting at 2:31 p.m. Second by Dick. All approved.

Next Meeting – Tuesday – February 11, 2025, at 1:30 p.m. in the Admin Building



VCC Social Committee Meeting: January 13, 2025

Called to order: 10:32am

In attendance: Brenda Burroughs, HaleyRae Cannell, Cherylann Cimato, Cathy Clemens, Cheryl Powers, Betty Vazquez, Patti Woodruff and Iris Cintron. **Absent:** Gloria Chin

Financial Report: \$1,495.56

Fashion Show: Tues Jan 28 2025

- **Door Prizes:** Baskets being prepared (Brenda/Cherylann and Cathy/Betty each preparing 2)
 - o Brenda/Cherylann: Wine & Cheese, Italian
 - o Cathy/Betty: Beauty, Deserts
 - o Cathy has a large candy box to include as a door prize
- **Decorations:**
 - o Confirmed set up Monday 27th any time after 4pm. Will coordinate exact time with the committee as soon as Dianne Sarchet (providing decorations) lets Brenda know.
 - o Agreed on a \$100 visa gift card for Dianne for her time and decorations. Cheryl P to purchase.
- **Day of the Event**
 - o Boutique opens at 10am
 - o Doors open at 11am
 - o Show starts at 11:30am
 - o Food service will begin when the show is done
 - o Cathy & HaleyRae to work sign-in table
- **Other**
 - o Prepare table assignments and table layout: Cheryl P's house Jan 24th at 11am
 - o Get extra tickets from Admin in case any are forgotten
 - o Provide Iris with the table layout and schedule for the day.
 - o Cheryl P. to reserve the library on the 28th.

Spring Indoor Flea Market: Sat April 5, 2025

- Flyer is completed and will be in the Feb Venture
- Time: 9:00am – 1:00pm (Kitchen opens at 8:00am)
- Brenda to notify past participants to give advanced notice to purchase tables.
 - o Table sales will open for others Feb 1st.
- Vendors will be able to invite outsiders to the event as long as they provide their names in advance

Other business:

- HaleyRae to order signs for each upcoming event
 - o Kids Pool Party: Date TBD
 - o Trunk or Treat: Oct 26th, 5:30-7:00pm
 - o Veterans Day Dinner/Dance: Nov 11th, 6:00-10:00pm
 - o Holiday Bazaar: Dec 6th, 9:00am-1:00pm
- Requested BEO from Iris for Veterans Dinner/Dance from Nov 2024 and Fashion Show

Next Meeting Date: Monday Feb 10, 2025 at 11:30 am in the 19th Hole Restaurant

Respectfully submitted,
Brenda Burroughs



Golf and Greens Advisory Committee

Meeting Minutes

January 22, 2024 at 1:30 PM, Administration Building

Present: Tom Holmes, Paul Russell Jr.-**Board Liaison**, Lynn Karcsh, Jeff Prugel, Ed Hartman, Adam Jakiela, Jeff Caldwell, Bruce Rosbrook, Chuck Kuhn, Josh Bennett, Steve Holley, Patrick Ellinger

Absent: None

Guests: None

The meeting was called to order by Lynn Karcsh at 1:30 and a quorum was established. Motion to approve the minutes from the December 11, 2024 meeting was made by Lynn Karcsh and 2nd by Tom Holmes the motion carried.

1. **Golf Course Reports: Josh Bennett**

i. In December we were still battling inclement weather however the overall year we ended up ahead of budget.

ii.

Golf Course Revenue Recap	December Budget	December Actual	2024 Budget	2024 Actual
Pro shop merchandise sales	\$ 12,100	\$ 13,551	\$ 145,000	\$ 179,979
Golf course net ordinary income	\$ 79,870	\$ 91,693	\$(1,081,143)	\$ 939,238
Total Golf Course & Maintenance	\$(17,256)	\$(35,463)	\$ (13,539)	\$ 19,404

2. **Steve Holley**

i. **Golf course maintenance:** Most of the maintenance equipment has arrived with 4 remaining pieces due in the next couple of weeks. (2) Greens mowers (1) Tee mower and (1) Debris blower. We were able to sell some of the old maintenance equipment to Weeks Farm Auction for \$40,500. Steve announced his retirement and the new golf course superintendent, Patrick Ellinger was introduced to the committee

Old Business

- i. **GHIN APP:** A follow up will be made by the next meeting
- ii. **Clean up water area hole #3:** On hold until equipment is available

New Business

- i. **Cart Path Resurfacing Update:** Re-scheduled to begin January 27 due to inclement weather
- ii. **Benches on golf course for walkers:** Benches to be ordered for holes 6 & 16
- iii. **Tee box sign Hole #3:** Sign to be ordered to help with directions
- iv. **Tee box sign Hole #10:** Sign to be ordered to help with directions
- v. **Hole #15:** the area approximately 100 yards in front of the green will be addressed with possible leveling and some new sod. This will be addressed in the future.
- vi. **Bunker-Beard Refurbishing:** Length of grass surrounding bunkers will be reviewed at the next meeting along with establishing local rules.

On hold until equipment is available Motion was made by Lynn Karcsh with a 2nd by Tom Holmes and the meeting was adjourned at 2:41 pm.

The next meeting is scheduled for Wednesday February 19, 2024 at 1:00pm in the Maple Room

Regards,
Jeff Caldwell

VCC Building and Grounds Meeting: Jan. 9th, 2025

Called to order: 4:35 pm

Roll Call: Brenda Burroughs, Liz Butula, HaleyRae Cannell, Doug Pelich, Cecil Shaffer, Dick Therrien, Bob Walsh. **Via Phone:** Gabby Ramos **Absent:** Jack Sullivan (quorum established)

Approval of Minutes from previous meeting: No changes requested. Dick Motioned, Liz 2nd, **Motion Carried**

New Business Discussion:

- **Selling of properties within Ventura**
 - o Originally 7 lots
 - o HaleyRae investigated and 3 are a no-go, so 4 are potentially available
 - o Shady Branch – Always wet so may not be an option, Need survey to confirm if it's a viable option
 - o 2 in Autumn Green – Ready to be built on
 - o Brook Water Track A – very small lot may not be optimal to sell
 - o If a lot is not salable, could it be repurposed? Open space with benches etc?
 - o Cecil motioned to recommend to the board, the sale of the 2 lots in Autumn Green and to review the Brook Water lot to see if they think it would be salable due to its size. Liz 2nd **Motion Carried**

- **Fitness Center**
 - o Discussed condition and possible repairs needed
 - o Per Gabby
 - o Windows and mirror were assessed on Jan 10th
 - o Baseboards are being painted by in-house maintenance. No date was provided.
 - o Issue with a weight pin on one machine and padding on another. Gabby is aware of this and they are being addressed.
 - o Blinds need replacing – no date discussed
 - o There is a maintenance check of the gym every two months
 - o The residents can note issues in the residence log in the gym

Other Business:

- Discussed the need for all of the clubhouse flooring to be replaced
- Mentioned the small button not working on the dining room door leading out to the pro shop.
- Gabby is aware and said it has had no function for some time
- Should it be removed at some point so residents and guests are not confused?

Adjournment: 5:30 pm Brenda motioned; Liz 2nd **Motion Carried**

Respectfully submitted,
Brenda Burroughs

Ventura Country Club

Finance Committee

Tuesday, January 20, 2025 @ 3 PM

Attendance:

Elaine Humphrey	Jeff Prigel	Gabby Ramos - GM
Jeff Caldwell	Gale Strain	Bill Shepler - Controller
Paul Russell Sr.	Mike Westerveld -Phone	Haley Rae Cannell - guest
Susan Brown		Olga - AR
		Arthur – Restaurant Manager

1. Call To Order at 3:05 pm
2. Roll Call- Quorum Established
3. Review of December 2024 Balance Sheet and Income Statement, Variance Report, Aged Receivables, COGS, Golf Rounds and Treasure's Report
 - HOA Receivables – Review and updates of each owner that owed and what steps have been taken and will be taken was given by Olga and Gabby. The process was delayed some in December as Olga said she was busy with preparing the coupon books to be sent out. A number of letters have been sent out and some phone calls made to those in arrears of \$350 or more which included lien letters filed by attorney and assessment letters sent by Olga. Letters are usually sent on the 15th of the month.
 - The review was very informative to the committee and a request was made for Olga to attend each Finance Meeting to provide updates and insight into each property that is overdue.
 - Arthur, the Restaurant Manager, gave a review of what changes have been made since he started. He has made a huge difference in the purchasing cost of items for the restaurant by calling various vendors to change our contracts with those companies or bargaining with the current contractors. Sometimes the difference is the cost is half as much. Th changes include a bread company where we receive fresh bread daily at a reduced price, a company that cleans the grease, a new Linen company that will provide better quality, more options at a much lower price. He is presently looking at vendors for beer and liquor to improve those costs.
 - Arthur reviewed the process for determining profit and loss for the restaurant and banquets and the purchasing of items for both are intertwined and it's not possible to provide an accurate report. However, Cost of Goods has been greatly reduced 40% to 34.7% since he has started in October due to his negotiations with various suppliers. The use of food for both helps reduce overall costs, reduces waste and helps the

restaurant numbers. Need to book more outside events as the profits are higher for those events.

- Thanks to Arthur for all his work in improving the overall numbers and quality of food at both the restaurant and banquets.
- Reserves Review of projects completed and to be paid. Overall, Reserves are in good shape for future projects. Cart path project on hold due to weather conditions. Discussion on Golf membership fees and trail fees. Will be brought up in Golf and Greens and with Josh.
- Jeff reported that a buyer has been found by Steve for our old golf course mowers and equipment. Ventura will be receiving \$40,000 that will go to operating budget towards the new equipment leases.

4. Write-Offs – None at this time

5. Lien Foreclosures –

- a. Motion made to File a notice of foreclosure on property CV905. Motion made by Paul Sr. Second by Jeff C. All approved.
- b. Motion made to File a notice of foreclosure on property WR271. Motion made by Paul Sr. Second by Jeff C. All approved.

6. Proposed Capital Reserves Expenditures – None

7. Proposed Operating Expenditures – None

8. Other Business

- a. Selling of Ventura Property Lots – Of the 7 lots available, 4 were approved by the City and OUC to be available to sell. Three lots are up for discussion: two in Autumn Green and one on Brookwater.

9. Motion to adjourn made by Paul Sr., Second Jeff C. Meeting adjourned at 5:09 pm

Next meeting – Thursday, February 20, 2025 at 2:00 pm.