

NOTICE
VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting

Thursday, June 26, 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 previous Board of Directors meeting May 29, 2025 and closed Board of Meeting June 12, 2025
5. General Manager report – Gabby Ramos
6. CAM Report (fines and use suspensions) – Gabby Ramos
7. Treasurer report – Elaine Humphrey
8. Standing Committee reports
 - Election Committee – HaleyRae Cannell
 - ARC Committee – Paul Morency
 - Safety Committee – HaleyRae Cannell
 - Social Committee – Brenda Burroughs
 - Golf & Greens Committee – Paul Russell Jr.
 - Building & Grounds Committee – Paul Morency
 - Finance Committee – Elaine Humphrey
 - o Ratify All Phase Electrical to run new electrical for the clubhouse A/C (Banquet office, Foyer, Library, Cardio and Weight Room) @ \$13,200
 - o Ratify approval for purchase of computer chairs for the office for Admin & F&B @ \$1,006.36
 - o Ratify approval for purchase of 2 benches for Shadybranch @ \$1,132.19
9. Other Business
 - Discuss CCC violation fines for previous years
 - Approve Dan Lees to represent the association in a pre-mediation suit with an insurance claim
10. Director Remarks
11. Homeowner Request to Speak
 - Gale Strain 6150 Brynwood Street: Pool Concerns & HOA amenities upkeep
12. Adjournment

Board of Directors Meeting May 29, 2025
Ventura Country Club Community Homeowners' Association, Inc.
Unapproved minutes

Director's Present:

Dan Lees
Paul Morency
Paul Russell Jr.
HaleyRae Cannell
Lou Columna
Brenda Burroughs
Mike Westerveld

Director's Absent:

Elaine Humphrey
Cecil Shafer

Also Present:

Gabby Ramos – General Manager

Meeting called to order at 7:00 PM by Dan Lees. All Directors except Elaine Humphrey and Cecil Shafer being present, in person or via phone, a quorum was established to proceed.

Written notice of the meeting was posted on the property on May 27, 2025, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Motion by Paul Morency to approve minutes of the previous Board meeting held on March 6, 2025; seconded by HaleyRae Cannell; motion passed 6 to 1, Brenda Burroughs abstained due to being absent last month.

Motion by HaleyRae Cannell to approve minutes of the previous Board meeting held on April 24, 2025; seconded by Brenda Burroughs; motion passed unanimously.

Gabby Ramos provided an update on common property maintenance and improvements. The clubhouse flooring project is scheduled to begin with demolition on June 18th, which should take approximately two days. The new flooring installation is set to begin on June 23rd. There will be an additional \$500 charge for the delivery of the tile material. Please note that the clubhouse will be closed during the project. The wheelchair lift delivery remains on schedule for June 20th. The Countrywoods leaf gate has been successfully installed. The irrigation project is still ongoing, with completion expected in mid-June, assuming there are no delays. The striping project will follow immediately after the irrigation work is finished. The foyer AC installation is in progress. Electricians had to install new connections, which will incur an additional cost to be ratified next month. The fountain on hole 18 is currently under repair. Due to weather conditions, sanitary line cleanings have been delayed. We will be replacing the pool grids to help resolve recurring pool issues. If this does not resolve the problem, we will consider increasing the cleaning service frequency. Pool detailing by RAMCO is scheduled to begin on June 6th. Allison, our new banquet sales coordinator, is settling into her role and has begun organizing efforts to generate more external business. The ideas discussed include partnerships with local churches and funeral homes. We are still waiting for OUC contracts. R&C Roofing has begun roof inspections. Please note that the insurance extension has expired, and we currently have basic coverage until roof repairs are completed.

CCC report was given by Gabby Ramos. 3 cases were being presented before the board.

Case 1: The General Manager recommends a 60-day suspension of all amenities and a \$100 fine per occurrence, totaling \$300 for case 1, for continuous violation of the pet policy. Motion by Mike Westerveld to approve the recommendation was seconded by Paul Russell Jr.; the motion passed unanimously.

Case 2: The General Manager recommends a 30-day suspension of all amenities and a \$100 fine for case 2, for Guest improper access and exit through raper dairy gate and continual nuisance behavior in the clubhouse. Motion by Mike Westerveld to approve the recommendation was seconded by Paul Russell Jr.; the motion passed unanimously.

Case 3: The General Manager recommends a 30-days suspension of amenities and \$100 fine for case 3, for improper access through raper dairy gate causing damages to gate arm. Motion by Lou Columna to approve the recommendation was seconded by Paul Russell Jr.; the motion passed unanimously.

Treasurer's report given by Mike Westerveld. For the month, total expenses were \$35,578, coming in slightly below the budgeted amount. Year-to-date, the HOA is performing strongly with a net positive of \$230,000, putting us \$52,000 ahead of the annual budget. The reserves currently stand at \$2,162,000, and the operating account has a balance of \$728,323. Accounts receivable for dues have dropped significantly over the past three months, reflecting improved collection efforts. Several outstanding AR accounts were also reviewed and discussed, along with their current status.

The discussion was held regarding why the restaurant was still losing money since the board had made some investments to improve, food quality was better, and if there was an estimated time when we could see a breakeven or a positive number. It was discussed the various challenges Arthur faces and everything that affects the bottom line, like labor and lack of revenue.

ARC committee report was given by Paul Morency.

Motion by Paul Morency to approve 5.1, 5.2, 5.3, 5.4, 5.7, 5.10, 5.11, 5.12, 5.12a, 5.12b, seconded by Mike Westerveld; motion passed unanimously.

Motion by Paul Morency to deny 5.5, 5.7a, 5.7b, 5.9, 5.9a, 5.9b, seconded by HaleyRae Cannell; motion passed unanimously.

The discussion was held regarding the proposed ARC standards and discussed the differences between the 2023 standards and the new 2025 proposed standards. Discussion was had regarding 7.10 Holiday lights, it was recommended to add verbiage to include nationally recognized and culturally observed holidays. The discussion was held regarding the proposed changes that would affect Ventura Place regarding roof colors.

Motion by Paul Morency to approve 5.8, seconded by HaleyRae Cannell; motion failed 1 to 6, opposed Dan Lees, Paul Morency, Paul Russell Jr, Brenda Burroughs, Mike Westerveld & Lou Columna.

Discussion regarding rod (aluminum fences) was held, and the new updated location where they will be allowed. Motion by HaleyRae Cannell to approve the style of fence to the standards, seconded by Paul Morency, motion passed 4 to 3; opposed Dan Lees, Mike Westerveld, and Paul Russell Jr.

Discussion occurred regarding the new construction home at 3829 Ventura Place. Concerns were expressed about the size of the house and it not being harmonious with the community. Motion by Paul Morency to approve the new construction for 3829 Ventura Place, seconded by HaleyRae Canell; motion passed by 6 to 2; opposed were Dan Lees and Paul Russell Jr.

Discussion occurred regarding the new addition to 2908 Bridgegate Court. Concerns were expressed about the proposed additional room being built. Motion by HaleyRae Cannell to approve new addition to 2908 Bridgegate Court, seconded by Paul Morency; motion passed unanimously with stipulation that must be added to approval letter that cannot be used for ADU or rental.

Safety Committee report was given by HaleyRae Cannell.

Social Committee report was given by Brenda Burroughs.

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

Building and Grounds Committee report was given by Paul Morency.

Finance Committee report given by Mike Westerveld.

Motion by Mike Westerveld to approve BFARR Contracting to replace clubhouse windows in the Banquet office, Foyer, Library, Cardio room, Weight room, and Maple Room, not to exceed \$28,000 from Capital Reserve, seconded by HaleyRae Cannell; Motion passed unanimously.

Motion by Mike Westerveld to ratify the purchase of a wine cooler from Webstuarant Store at \$4,641.27 from Capital Reserve, seconded by Paul Morency; motion passed unanimously.

Motion by Mike Westerveld to ratify the mold remediation cost at an additional cost of \$600 from Capital Reserve, seconded by Paul Russell Jr.; the motion passed unanimously.

Motion by Paul Morency to ratify approval; Madeline's Quality Works as the vendor for installation, seconded by Mike Westerveld; motion passed unanimously.

Motion by Paul Morency to ratify approval; Rox Demolition to complete the demo for the flooring, seconded by Paul Russell Jr.: motion passed unanimously.

Motion by Paul Morency to ratify approval for hiring ADT to provide a burglary alarm system to the clubhouse, maintenance building, and Admin, seconded by Paul Russell Jr.; motion passed unanimously.

Motion by Paul Morency to dissolve the playground committee, seconded by Brenda Burroughs; motion passed unanimously.

Motion by Paul Morency to adjourn, seconded by Brenda Burroughs. The meeting adjourned at 8:40 pm.

Closed Board of Directors Meeting June 12, 2025 Ventura
Country Club Community Homeowners' Association, Inc.
Unapproved minutes

Director's Present:

Dan Lees
Paul Morency
Paul Russell Jr.
HaleyRae Cannell
Lou Columna
Mike Westerveld
Elaine Humphrey
Cecil Shaffer

Directors Absent:

Brenda Burroughs

Also Present:

Gabby Ramos -- General Manager

Meeting called to order at 5:00 PM by Dan Lees. All Directors except Brenda Burroughs being present, in person or via phone, a quorum was established to proceed.

Written notice of the meeting was posted on the property on June 10, 2025, at least 48 hours in advance of the meeting in accordance with Chapter 720 Florida Statutes.

Discussed the two mediation cases that were held on May 20th and May 23rd with attorney JoAnne Burnett.

Motion by Paul Morency to ratify the settlement agreement for 3633 Idle Hour Drive, Thomas Morin, to allow one service animal & one ESA animal, plus the 2 additional dogs allowed per HOA documents, seconded by Mike Westerveld; motion passed unanimously.

Motion by Mike Westerveld to ratify settlement agreement for 2865 Sunbranch Drive, Ashley Pariser, to allow 1 ESA dog, providing Ashley with 60 days to provide documentation from treating physician, seconded by Paul Russell Jr; motion passed unanimously.

Motion by Paul Morency to allow attorney JoAnne Burnett to go back to Ashley's counsel and request missing information from the letter provided, seconded by Mike Westerveld, passed unanimously.

Motion by HaleyRae Cannell to ratify Elaine Humphrey to represent the association at mediation was seconded by Cecil Shaffer; the motion passed unanimously.

Discussion regarding the hurricane-proof loss statement provided by the attorney working with R&C roofing. Motion by Paul Morency to sign Proof of loss statement as is, seconded by HaleyRae Cannell; motion passed 5 to 3, opposed Elaine Humphrey, Paul Russell Jr., and Cecil Shaffer.

Discussion was held regarding Head Chef, Shawn, and Banquet Sales Coordinator, Allison, and compensation.

Motion by Cecil Shaffer to approve an increase in Shawn's salary by \$5,000 was seconded by Paul Morency; the motion passed unanimously.

Motion by Paul Morency to allow the Banquet Sales position to receive 3.5% commission of inside sales set on revenue, excluding social committee events, until the Event Coordinator is hired, seconded by Lou Columna. Paul Morency amended the motion to include revenue-producing social committee events, seconded by Lou Columna; motion passed unanimously.

The board unanimously approved the General Manager receiving a \$125 gift card.

Motion to adjourn at 6:47 pm, passed unanimously.

Ventura Country Club Community Homeowners Association
Treasurer Report

May

2025

	Operating	Reserves
Cash	\$ 617,868	\$ 120,529
T.Rowe Price account	\$ 2,004,902	
	\$ 617,868	\$ 2,125,431

Accts Receivable-Dues	\$ 32,806	
Accts Receivable- RV	\$ 1,768	
Reserve for Bad Debts	\$ (26,639)	
Spent from Reserves YTD		640,277
Fund Balances - YTD	\$ 294,143	\$ 2,054,499

	Month	Budget	Variance
NET INCOME (LOSS)			
HOA Admin+ Grounds	\$ 14,023	\$ 18,012	\$ (3,989)
Pro Shop + Golf Course	\$ 3,209	\$ 15,960	\$ (12,751)
Restaurant	\$ (6,372)	\$ (7,239)	\$ 867
Total Income (Loss)	\$ 10,860	\$ 26,733	\$ (15,873)

	Year to Date	Budget	Variance
NET INCOME (LOSS)			
HOA Admin+ Grounds	\$ 130,811	\$ 92,187	\$ 38,624
Pro Shop - Golf Course	\$ 67,686	\$ 6,305	\$ 61,381
Restaurant	\$ (80,141)	\$ (16,493)	\$ (63,648)
Total Income (Loss)	\$ 118,356	\$ 81,999	\$ 36,357

Spent from reserves YTD, Golf Course & Grounds - (irrigation Blvd) - \$348,992
 Clubhouse: Mech&Elect - \$62,636, Misc Building - \$38,838, Furn.Fixt.Equip=\$12,606
 Misc: Swimming pool - \$12,740 (refund \$2,321) = \$10,419, Fencing \$2,169
 Paving & Sidewalks Other:\$7,041, \$148,713 (Cart paths)
 Restaurant - Furn., Fixt. & Equip - \$8,144
 Gatehouses
 Administration: Furn,Fixt,Equip= \$718

Monthly deposits into the reserve fund - \$ 101,902. Year to date interest earned - \$45,273

Year to date budget variance is \$36,357 better than budget.

May

2024

	Operating	Reserves
Cash	\$ 627,450	\$ 374,785
T.Rowe Price account	\$ 627,450	\$ 1,567,046
	\$ 627,450	\$ 1,941,831

Accts Receivable-Dues	\$ 31,232	
Accts Receivable- RV	\$ 1,724	
Reserve for Bad Debts	\$ 26,223	
Spent from Reserves YTD		124,115
Fund Balances - YTD	\$ 262,316	\$ 1,944,767

	Month	Budget	Variance
NET INCOME (LOSS)			
HOA Admin+ Grounds	\$ 22,715	\$ 15,244	\$ 7,471
Pro Shop + Golf Course	\$ 26,309	\$ 18,688	\$ 7,621
Restaurant	\$ (35,177)	\$ (10,380)	\$ (24,797)
Total Income (Loss)	\$ 13,847	\$ 23,552	\$ (9,705)

	Year to Date	Budget	Variance
NET INCOME (LOSS)			
HOA Admin+ Grounds	\$ 185,175	\$ 79,520	\$ 105,655
Pro Shop - Golf Course	\$ 65,742	\$ 58,845	\$ 6,897
Restaurant	\$ (102,697)	\$ (3,317)	\$ (99,380)
Total Income (Loss)	\$ 148,220	\$ 135,048	\$ 13,172

ELECTIONS MEETING
JUNE 4, 2025

PRESENT

Pat Bak, Chair
Sandy Markley
Carolyn Benham
Judy Tencza
Cheryl Powers
Haleyrae Canell, liaison
Susan Brown, non-voting member
Gabby Ramos, speaker. Phone

1. Question about Policies and Procedures 2.2.3. Needs to be removed. Need to update all policies. Request to send most recent to committee to correct by our next meeting.
2. Postage was discussed. Recommend sending all packets first class. This will ensure all packets will be forwarded as necessary.
3. Committee recommended all materials from last year make proper Changes and be proof read by the committee prior to mailing.
4. Electronic voting was discussed. Need to respond to Simply Voting By July or early August Single election \$784.00. Additional cost for Extras or more than one election. This amount may change with the Latest update on costs.
5. Susan Brown will correct all addresses prior to election.
6. Next meeting July 9 at 2:00 Discuss electronic voting and update Policies and Procedures.

Ventura Country Club ARC Committee Meeting Minutes

Wednesday June 18, 2025

Ventura Administration Building

Present:

Sandy Markley, Chairperson

Susan Brown

Carolyn Benham

Paul Morency Board Liaison

Cheryl Powers

Judy Tencza

Absent:

Judy Lavigne

Betty Vazquez

Rebecca Cintron, Admin Assistant

Meeting Called to Order by Sandy Markley.

Welcomed Guest: HaleyRae Cannell

Approved previous meeting minutes May 21, 2025

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

Old Business: From May 21, 2025, resubmitted

4.1 2777 Heatherside Ave. Replace and paint garage door SW6214 **Approved**

4.1a Install pavers for patio 8 x 6 **Denied Need more information, location, what is 8 x 6? Material of drive and walkway must match.**

New Business: No new business.

Next ARC requests review meeting **Wednesday July 23, 2025, at 1:30pm. Administration Building Conference Room.**

Respectfully Submitted,

Carolyn Benham

**Ventura Country Club HOA
Safety Committee Meeting Minutes
June 10, 2025 @ 1:30pm**

ATTENDANCE:

Gabby Ramos- GM
Cecil Shaffer – phone
Ellery Butula (absent)
Jason Lee – RAMCO (absent)
HaleyRae Cannell
Dick Therrien
Joseph Nunez

1. **Call to Order** – 1:30 p.m.

2. **Roll Call** – Quorum

3. **Approval of Minutes**

- Motion by HaleyRae to approve minutes from May 13, 2025, seconded by Dick Therrien.

4. **Old Business**

a. Status Updates from Gabby

- Joe Nunez inquired about an additional sidewalk for the crosswalk at Lakepointe

5. **RAMCO Report**

- JasonLess was absent. No RAMCO report to give.

6. **New Business**

- **Dick Therrien** – Mentioned kids doing wheelies on the road. Lime green and Red bikes.

General manager informed Dick to always contact RAMCO for documentation purposed to be able to follow-up. Also, Dick gave Kutos to cops for stopping resident that ran a stop sign.

- **Joe Nunez** – Mentioned kids playing in the bunkers on 1 & 2. The general manager informed Joe to always contact RAMCO for documentation purposes to be able to follow up.

- Discussed adding a median on the Ventura Village property to slow down traffic coming from Raper Dairy Entrance.

- **Cecil Shaffer** – Mentioned the conditions of the pool. The General Manager mentioned that at the last BOD meeting, the steps we will take to solve pool concerns.

Motion was made by HaleyRae to adjourn the meeting at 1:58 p.m. Seconded by Joe Nunez. All approved.

Next Meeting – Tuesday – July 8, 2025, at 1:30 p.m. in the Admin Building



VCC Social Committee Meeting: June 23, 2025

Called to order: 11:37am

In attendance: Brenda Burroughs, HaleyRae Cannell, Cherylann Cimato Cathy Clemens, Catherine (Katy) Finn, Cheryl Powers, Betty Vazquez, Patti Woodruff, Arthur Holody & Allison Pandy

Financial Report: \$1,759.54

Pool Party Review

- Was a great success
- A big "Thank You" to our sponsors and volunteers will be in the July Ventura Venture
- Next year, we'll include a table for sponsors to put business cards or flyers

Spring Luncheon/Fashion Show Ideas for 2026

- See if we can find someone to hold a Fashion Show.
- Cherylann will take the lead for this event
- Brenda to send Cherylann 2 possibilities for a Fashion Show

Trunk or Treat: Sunday October 26, 2025

Veterans Day Dinner Dance: Tuesday November 11, 2025

Holiday Bazaar: Saturday December 6, 2025

Golf Cart Parade: Sunday December 14, 2025

Other business:

- No meeting July or August

Next Meeting Date: Monday September 22, 2025, 11:30am, 19th Hole

Respectfully submitted,
Brenda Burroughs

NOTICE
VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.
Building & Grounds Committee Meeting Minutes

Please be advised that a meeting of the Building & Grounds Committee of Ventura Country Club HOA will be held:

Thursday, June 12, 2025
4:30 PM
Administration Building
3333 Woodgate Blvd. Orlando, Florida

AGENDA

1. Call to Order: Called to order at 4:30pm
2. Roll Call / Establishment of Quorum: Paul Morency, Doug Pelich, Dick Therrien and Bob Walsh, Absent: Jack Sullivan, David Nas and Liz Butula
4. Approval of minutes from previous meeting: Motion by Dick Therrien to approve the previously held meeting on May 8, 2025, seconded by Doug Pelich
5. New Business

The committee reviewed the quotes received for playground improvements. It was agreed to Reach back out to the three vendors and request updated quotes specifically for the Ditch Plains structure and an 8-foot swing set with four swings—two of which should be infant swings. Additionally, we will inquire about the square footage needed to properly accommodate this equipment. The option of using rubber mulch as the safety surface was also discussed and will be included in the updated quote requests.

The possibility of relocating the playground to the area currently occupied by the shuffleboard courts was also considered, as this location offers natural shade.

Discussion was held regarding the pool and whether the company had a daily checklist. A new pool rope will be ordered.

5. Ongoing projects (pending bids):
6. Adjournment: Motion to adjourn at 3:32 pm; motion passed unanimously.

Ventura Country Club

Finance Minutes

Tuesday, June 17, 2025 @ 3:00 PM

Attendance:

Jeff Prigel	Al Harrison	Gabby Ramos, GM
Mike Westerveld	Jeff Caldwell	Bill Shepler, Club Controller
Paul Russell Sr.	Elaine Humphrey via phone	HaleyRae Cannell - guest
Susan Brown		

1. Call To Order -3:04 pm
2. Roll Call- Quorum Established
3. Approve minutes from May 2025 – Motion to approve the minutes from May 20, 2025, made by Paul Sr. Second – Mike W. All approved.
4. Review of May 2025 Balance Sheet and Income Statement, Variance Report, Aged Receivables, COGS, Golf Rounds and Treasurer’s Report

Review of Aged Receivables: Past due assessments continue to go down.

- The 2nd largest outstanding account has been paid.
- Several of the “attorney” lien letters that were sent out in May will be expiring in July and will move to further action if necessary. Several of the other accounts will have lien letters mailed in June. Some have had to be resent due to changes in owner names and/or mailing addresses, which means the process starts all over again.
- Several RV lot tenants with past due assessments have been contacted and some have paid towards their balances.

Food & Beverage: The restaurant had a good month. Cogs continue to be under control and labor came down significantly. Gross profit was \$3k higher than last year and \$8k higher year to date.

Banquets: Need to get info on labor costs, etc. for March, April, and May to complete the Banquet reconciliation spreadsheet.

Credit/Debit Card Fees: Gabby has been advised that the processing fees we are charging on credit/debit cards are incorrect. Debit cards cannot be charged any fees. Admin is the only department that is charging for this. Last year the golf shop had \$56k in credit card fees; the restaurant had \$51k and admin had \$22k. These are significant amounts that we would like to recoup in some way. That subject will need to be revisited. Gabby has been in contact with the attorney, and she has passed on some info but has mentioned that is not her area of expertise.

Legal Fees: Discussion of the budgeted amount of legal fees vs. the actual. Board should be mindful of how much is being spent.

5. Write-Offs – None at this time
6. Lien Foreclosures – None at this time

7. Proposed Capital Reserves Expenditures

- Motion made by Elaine H. to ratify All Phase Electrical to run new electrical for clubhouse A/C (Banquet office, Foyer, Library, Cardio and Weight Room) for \$13,200. Second – Paul Sr. All approved. Motion passed.
- Motion made by Elaine H. to ratify the purchase of computer chairs for the office at Admin and F&B for \$1,006.36. Second – Jeff P. All approved. Motion passed.
- Motion made by Elaine H. to ratify the purchase of 2 benches for Shadybranch for \$1,132.19. Second – Jeff C. All approved. Motion passed.

8. Proposed Operating Expenditures - None

9. Other Business

- Asphalt 365 did the paving repair in Ventura Cove. It was a sloppy job as asphalt was splashed all over the concrete Miami curb/gutter. Gabby will check with them to see if it can be cleaned up better. Discussion was had concerning whether payment has been made to them or not, as well as the credit we are due from them.
- The irrigation project should be done by the end of June.

10. Adjournment: Motion to adjourn made at 4:20 by Paul Sr. Second – Jeff C.

Susan K. Brown
Secretary Pro-Tem

Next meeting – Tuesday, July 22, 2025, at 3:00 at the admin office



Expenditure Request Form

Date: 6/16/25 Committee: Finance

Contact Person: Gabby Phone: _____

Project or Item: Electrical work for A/C in clubhouse

Reason for Expenditure: New electrical for clubhouse A/C System

Location for use: Clubhouse Golf Course Restaurant Administration HOA Grounds Other

For other, Specify Location: _____

Estimated Start Date: ___/___/___ Estimated Completion Date: ___/___/___

Project Cost: \$ _____ Annual Maintenance (If Applicable) \$ _____

Bids Obtained (Three <3> Minimum) – Please CIRCLE your preferred choice
Company or Person Providing Product or Service

	Company or Person Providing Product or Service	Cost
1.	<u>All Phase Electrical</u>	\$ <u>13,200.00</u>
2.	_____	\$ _____
3.	_____	\$ _____

Attach all supporting paperwork, drawings etc., when submitting this bid to the Finance Committee for Consideration

Reasons for this choice: _____

How URGENT is this Expense? {1 a wish - 10 Need it yesterday} 1 2 3 4 5 6 7 8 9 10

FC RECOMMENDATION: Approve Decline Postpone - Date: ___/___/___

COMMENTS: _____ Funding from: Operations Reserves

FC Chair: _____ Date: ___/___/___ BOD President _____ Date: ___/___/___

BOD VOTE: #FOR ___ #AGAINST ___ PASS FAIL DATE: ___/___/___

All Phases Electrical Contracting Inc.

Invoice

P. O. Box 574241
 Orlando Fl. 32857-4241
 EC13001983
 407-275-6220

Date	Invoice #
6/3/2025	25 0423

Bill To
Ventura CC H.O.A. 3333 Woodgate Blvd Orlando Fl 32822

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
25 0423	Due on receipt		6/3/2025			

Quantity	Item Code	Description	Price Each	Amount
1	16 Electrical & Lig...	<p>This invoice is for the property located at 3333 Woodgate Blvd Orlando FL 32833</p> <p>AC-1 -We used the available panel in the AC room close to the new unit. -Set breaker and ran conduit to outside location, and installed disconnect. -Ran wire and conduit to unit. -Hooked up main power, then land 4 conductor wire for (3) fan units.</p> <p>AC-2 Next to Office -We upgraded the panel with larger wire and breakers, in the Pro Shop closet. -Ran conduit and wire to outside unit set breaker, Installed disconnect and wire unit. -Landed the (2) 4-wire control cables for the blower units.</p> <p>AC-3 -This unit is powered from the main panel room. -We needed to re-arrange circuits in the panel to make room. -We ran conduit and wire above the ceiling. -Across the Banquet room high ceiling, we went above the ceiling, then across above the lobby ceiling. -Outside we set disconnect and fed power to the unit. -Landed (3) 4-wire control cable feeding the blower units.</p> <p>AC-1 Total: \$4,400.00 AC-2 Total: \$3,900.00 AC-3 Total: \$4,900.00</p> <p>Total Amount: \$13,200.00</p>	13,200.00	13,200.00

A 1.5% service charge will be added for each month the balance remains open, after 30 days.

Total

All Phases Electrical Contracting Inc.

Invoice

P. O. Box 574241
 Orlando Fl. 32857-4241
 EC13001983
 407-275-6220

Date	Invoice #
6/3/2025	25 0423

Bill To
Ventura CC H.O.A. 3333 Woodgate Blvd Orlando Fl 32822

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
25 0423	Due on receipt		6/3/2025			

Quantity	Item Code	Description	Price Each	Amount
		Thank you for your business and have a great day! Clay Garalde Out-of-state sale, exempt from sales tax	0.00%	0.00

A 1.5% service charge will be added for each month the balance remains open, after 30 days.	Total	\$13,200.00
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Expenditure Request Form

Date: 4/02/25 Committee: Finance

Contact Person: _____ Phone: _____

Project or Item: Chairs for Admin & F+B

Reason for Expenditure: Chairs were broken, peeling, missing pieces

Location for use: Clubhouse Golf Course Restaurant Administration HOA Grounds Other

For other, Specify Location: _____

Estimated Start Date: ___/___/___ Estimated Completion Date: ___/___/___

Project Cost: \$ _____ Annual Maintenance (If Applicable)\$ _____

Bids Obtained (Three <3> Minimum) – Please CIRCLE your preferred choice
Company or Person Providing Product or Service

	Cost
1. <u>Amazon</u>	\$ <u>1,000.30</u>
2. _____	\$ _____
3. _____	\$ _____

Attach all supporting paperwork, drawings etc., when submitting this bid to the Finance Committee for Consideration

Reasons for this choice: _____

How URGENT is this Expense? {1 a wish - 10 Need it yesterday} 1 2 3 4 5 6 7 8 9 10

FC RECOMMENDATION: Approve Decline Postpone - Date: ___/___/___

COMMENTS: _____ Funding from: Operations Reserves

FC Chair: _____ Date: ___/___/___ BOD President _____ Date: ___/___/___

BOD VOTE: #FOR ___ #AGAINST ___ PASS FAIL DATE: ___/___/___



[View order details](#) Ordered on April 2, 2025

MUXX.STIL Office Chair, Ergonomic Desk Chair with Adjustable Lumbar Support and Flip up Armrest, Breathable Mesh Computer Chair for Home Office, Black

[Buy it again](#)

[View your item](#)



[View order details](#) Ordered on April 2, 2025

YAMASORO High Back Ergonomic Executive Office Chair with Lumbar Support, Flip-up Arms, Modern Technical Cloth Computer Chair with Wheels, Blue-Green

[Buy it again](#)

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[View order details](#) Ordered on April 2, 2025

Big and Tall Office Chair with 5D Flip Arms, 600LBS PU Leather Executive Chair with Adjustable Lumbar Support 3" D. Space Wheel, Managerial Home Desk Heavy Duty High Back Computer Chair

[Buy it again](#)

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Expenditure Request Form

Date: 10/12/25 Committee: Finance

Contact Person: Gabby Ramos Phone: _____

Project or Item: Benches

Reason for Expenditure: _____

Location for use: Clubhouse Golf Course Restaurant Administration HOA Grounds Other

For other, Specify Location: Shady branch

Estimated Start Date: ___/___/___ Estimated Completion Date: ___/___/___

Project Cost: \$ _____ Annual Maintenance (If Applicable)\$ _____

Bids Obtained (Three <3> Minimum) – Please CIRCLE your preferred choice
Company or Person Providing Product or Service

		Cost
1.	<u>Global Industrial</u>	\$ <u>1,132.19</u>
2.	<u>Amazon</u>	\$ <u>1,132.76</u>
3.	_____	\$ _____

Attach all supporting paperwork, drawings etc., when submitting this bid to the Finance Committee for Consideration

Reasons for this choice: _____

How URGENT is this Expense? {1 a wish - 10 Need it yesterday} 1 2 3 4 5 6 7 8 9 10

FC RECOMMENDATION: Approve Decline Postpone - Date: ___/___/___

COMMENTS: _____ Funding from: Operations Reserves

FC Chair: _____ Date: ___/___/___ BOD President _____ Date: ___/___/___

BOD VOTE: #FOR ___ #AGAINST ___ PASS FAIL DATE: ___/___/___



Order Confirmation

Account 5481517
Order # 26546715
PO #:

Dear Gabby Ramos,

Thank you for placing your order with Global Industrial. Your order details are below. We will send a Shipment confirmation once your item(s) ship.

Please note, orders containing multiple items may generate additional notifications as items may ship separately.

For most up to date information on your order, please [click here](#).

Shipping Address:

GABBY RAMOS
Ventura Country Club
3333 Woodgate Blvd.
ORLANDO, FLORIDA 32822
UNITED STATES


Billing Address:

VENTURA COUNTRY CLUB
3333 Woodgate Blvd
ORLANDO, FLORIDA 32822 UNITED STATES

Payment Information:

Card Type: Visa
Card Number: XXXX-XXXX-XXXX-4514

Order Date: 06/12/2025 16:32 PM EST

Product Description	Item #	Qty	Price	Total
 Global Industrial™ 6' Outdoor Steel Bench w/ Backrest, Expanded Metal, Black	277154BK	2	\$ 379.95	\$ 759.90

Shipping Method: TRUCK
Estimated Delivery On or Before: Tue, Jun 17

Subtotal:	\$ 759.90
Shipping and Handling:	\$ 322.90
Tax:	\$ 49.39
Total:	\$ 1,132.19

This order is subject to [Global Industrial's Terms & Conditions of Sale](#). Global Industrial objects to any other additional or different terms in your purchase order or acceptance.



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This order is subject to [Global Industrial's Terms & Conditions of Sale](#). Global Industrial objects to any other additional or different terms in your purchase order or acceptance.

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Ventura Country Club
3333 Woodgate Boulevard
Orlando, FL 32822
407-275-7002

REQUEST TO SPEAK AT THE NEXT REGULARLY SCHEDULED
MEETING OF THE BOARD OF DIRECTORS OF VENTURA COUNTRY
CLUB COMMUNITY HOA, INC.

****PLEASE USE BLUE INK****

*NAME: Gale Strain

*ADDRESS: 6150 Bryn Wood St

*TELEPHONE: 321-662-0359

*DATE OF MEETING: 6-26-25

*SIGNATURE OF OWNER: Gale A Strain

TOPIC ABOUT WHICH YOU WOULD LIKE TO
SPEAK TO THE BOARD:

(Failure to list a topic will result in a forfeiture of your speaking opportunity)

HOA Amenities - Upkeep ex Pool etc.

PLEASE NOTE:

(YOUR SPEECH WILL BE LIMITED TO A MAXIMUM OF 3 MINUTES)

Please give this completed form to the Administration Office by 5:00 p.m.
on the Friday prior to the regularly scheduled board meeting.

Thank you for your help.

* Required information.

Official use only:

Date Received:

Accepted By: