

## NOTICE

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

### Board of Directors Meeting

Thursday, August 28, 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 July 31, 2025
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 – HaleyRae Cannell
  - Social Committee – Brenda Burroughs
  - Golf & Greens Committee – Paul Russell Jr. (NO MEETING)
  - Building & Grounds Committee – Paul Morency
    - o Approve Committee Volunteer to B&G
  - Finance Committee – Elaine Humphrey
    - o Foreclose on property address 3830 Southpointe Drive
    - o Grasshopper to remove (3) dead trees @ \$6,525 from Reserve Expenditures
    - o Cleaning of Pershing Canal per city violation not to exceed @ \$25,000 from Reserve Expenditures
    - o Pro Plus to replace the control panel on the Golf Course pump @ \$5,786.15
    - o Grasshopper to lift the canopy on common grounds @ \$5,205 from Operating Expenditures
9. Other Business
  - o Ratify final cost for clubhouse flooring project
  - o Approve Dan Lees to represent the association AT&T Suit
10. Homeowner request to speak
11. Director Remarks
12. Adjournment