

**Board of Directors Meeting October 30, 2025**  
Ventura Country Club Community Homeowners' Association, Inc.  
Approved 11.20.2025

Director's Present:

Dan Lees – President  
Paul Morency – Vice President  
HaleyRae Cannell – Secretary  
Elaine Humphrey – Treasurer  
Paul Russell Jr.  
Brenda Burroughs  
Lou Columna  
Cecil Shaffer

Director Absent:

Mike Westerveld

Also Present:

Gabby Ramos – General Manager

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

Written notice of the meeting was posted on the property on October 28, 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 September 25, 2025; seconded by Cecil Shaffer; motion passed unanimously.

Gabby Ramos provided an update on common property maintenance and improvements. Mulch installation has begun, and we are working on planting annuals, which are scheduled this month. The playground enhancements are in progress. The state of Florida conducted an inspection of the elevator and failed it. The inspection report was sent to the elevator company for correction. We are replacing the doors, adding ADA buttons, and getting sidewalk quotes. Discussion of the city of Orlando's outcome regarding the trees. Discussion occurred regarding the tree between 6251 Gardenview & 6250 Gardenview Court. A discussion was held regarding SP830 wanting to negotiate the balance due.

Motion by Paul Morency to cut the root instead of removing the tree, seconded by Cecil Shaffer; motion passed 6 to 3, opposed by Dan Lees, Lou Columna, and HaleyRae Cannell.

Motion by Dan Lees to approve Elaine Humphrey to mediate negotiation for SP830, seconded by Paul Morency; motion passed 8 to 1, opposed by Cecil Shaffer.

CCC report was given by Gabby Ramos. Nothing to report.

Treasurer's report given by Elaine Humphrey. September was a good month. Right now, as far as money in the bank operating is 562,816, and the Reserve is at 2,629,503. We are still pending payment of the remaining projects. We put \$101,902 into reserves each month, and year-to-date interest earned is \$71,989. Year-to-date budget variance is \$76,916 better than the budget. There are some areas we will need to spend money on, such as property insurance. We're projecting about \$60,000 in leftover funds, and we'll put it in the reserve so we don't pay taxes on it.

ARC committee report was given by Paul Morency.

Motion by Paul Morency to approve 5.1-5.3, 5.5, 5.6a, and 5.7 seconded by HaleyRae Cannell; motion passed unanimously.

Motion by Paul Morency to deny 5.4, 5.6, and 5.9 seconded by Paul Russell Jr.; motion passed unanimously.

Motion by Paul Morency to approve ARC application for 3829 Ventura Place, seconded by Cecil Shaffer; motion passed unanimously.

Motion by Paul Morency to approve ARC application for 2744 Sunbranch Drive with the stipulation not for Storage or rental space, used for its intended purpose, seconded by Lou Columna; motion passed unanimously.

Safety Committee report was given by HaleyRae Cannell.

Social Committee report was given by Brenda Burroughs.

Motion by Brenda Burroughs to purchase a 10-top table not to exceed \$400 from operating, seconded by HaleyRae Cannell; motion passed unanimously.

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 Elaine Humphrey.

Motion by Elaine Humphrey to proceed with foreclosure on 5999 Lakepointe Drive, Unit 608, seconded by Paul Russell Jr.; motion passed unanimously.

Motion by Elaine Humphrey to proceed with foreclosure and inquire with the attorney regarding filing a Caveat of Creditor with Probate on 3984 Atrium Drive, seconded by Brenda Burroughs; motion passed unanimously.

Discussion was held regarding the landscape inside the boundary lines on Woodgate Blvd, behind the houses. Cecil mentioned that the property lines were within the homeowner's property and stated that the HOA is maintaining its landscape. It was discovered that during development, a dedicated area was landscaped for aesthetic purposes. Cecil felt that homeowners' HOA dues should not pay for their landscape and should be a middle ground.

Discussion regarding the R&C roofing proposal was addressed. Dan Lee noted that no decision was ready to be made at that time.

Discussion was held regarding Autumn Green properties that were surveyed. Inquire with three realtors to gather a market analysis.

Homeowner Request:

Kazim Alidina- 2789 Autumn Green Drive: Expressed concerns regarding flooding behind houses on number 5. Expressed that something needs to be done by a professional.

Tom Rawson – Will there be any pushback from the Board about fireworks at Lake Fredrica. As long as he provided his own insurance, there shouldn't be an issue.

Motion to adjourn by Brenda Burroughs, seconded by Lou Columna. The meeting adjourned at 9:09 pm.