

Board of Directors Meeting December 9, 2025
Ventura Country Club Community Homeowners' Association, Inc.
Approved 1.29.2026

Director's Present:

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

Also Present:

Gabby Ramos – General Manager

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

Written notice of the meeting was posted on the property on December 7, 2025, at least 48 hours in advance of the meeting in accordance with Chapter 720, Florida Statutes.

Motion to approve 2026 candidates: Elaine Humphrey, Jeff Caldwell, Nicole Hoffman, Richard Therrian, Pall Pallson, Cecil Shaffer; motion passed unanimously.

Discussion was held regarding the server replacement with Mike from CMIT on the phone. Motion by Elaine Humphrey to approve replacement of server equipment at a cost of \$12,965.87 plus 10% contingent, seconded by Brenda Burroughs; motion passed 6 to 3, opposed Paul Morency, HaleyRae Cannell and Lou Columna.

Motion by Mike Westerveld to approve Elaine Humphrey to represent the association for mediation, seconded by HaleyRae Cannell; motion passed unanimously.

Motion by HaleyRae Cannell to add to the agenda discussion of the roof, seconded by Lou Columna.

Discussion was held to proceed with approving a vendor for the roof replacement. HaleyRae expressed concerns that if a decision is not made, prices will change by Dec.15th. Expressed concerns of getting another bid, considering we are from West Orange Roof, when we already received 9.

Motion by HaleyRae Cannell to approve Restore Master to proceed with the roof replacement for the Clubhouse and Cart Barn not to exceed \$350,000, contingent on receiving the attorney release from R&C with Queenstile, Tuscany Color, seconded by Paul Morency; motion passed 5 to 4, opposed by Cecil Shaffer, Paul Russell Jr., Elaine Humphrey, and Dan Lees.

Motion to adjourn passed unanimously. The meeting adjourned at 7:58 pm.