

Minutes March 11, 2024, Meadows of Crystal Lake HOA Board of Directors Meeting  
7:04 pm Meeting called to order

Directors Present

Presiding      President Bill Morris  
                    Vice President Jimmy Giasullo, Jr  
                    Secretary John Pizzano  
                    Treasurer Tony Guadagnino  
                    Director Silvio Fossas, Jr  
                    Director Robin Markarian

**Pledge of Allegiance**

Roll call of Officers present as noted above.

Minutes of February 2024, were accepted. Secretary Pizzano made a motion, Director Markarian seconded the motion and the board voted all in favor.

The treasurer's report was read by President Morris and added to the meeting minutes.

*The purpose of the monthly Board of Director's meeting is to conduct official business of the Association per the by-laws. Owners are welcome to attend; however, participation is limited to agenda related items only. There is a 3-minute limit per owner. Open questions on non-agenda items will be discussed after the meeting is adjourned.*

**Unfinished Business**

Vacant Board Seat – President Morris stated that we still have an empty Board of Directors position. If anyone is interested in being on the Board of Directors, please submit your resume to the office or any board member.

Residents Directory – Mary Anne Reed mentioned that all of the ads of the resident directory have been sold, but if anyone would like to place an ad, we will have to add pages. She is calling residents phone numbers, and they are answering. Mary Anne asked that if your phone numbers have changed, please notify the office.

Blue Book/Green Book – Secretary Pizzano stated that there is nothing to report on since the blue/green book committee is still going over the changes to the rules that the Board of Directors came up with.

Access Control Cameras – President Morris informed the Board of Directors that the cameras should be installed this week.

Additional Maintenance Person – We have hired a temp person to help our maintenance staff. If you know anyone who wants a permanent job, please let the office know.

Garbage Can Replacement – All of the old garbage cans have been collected and replaced with a 95 gallon can. If you would like a smaller can, call Deerfield Beach to request one.

Trees – President Morris stated do not trim or remove trees on community property. If a tree needs trimming or removing, please fill out an architectural form. If we take down trees, we will be fined by the City of Deerfield.

### **New Business**

Meeting Minutes and Agenda – Meeting minutes and agendas are on our website. If the minutes are incorrect, we will correct them as necessary.

Architectural Form – Must have an approved Architectural Form for anything done on the outside of your home.

Guest – Anyone staying in your home for less than 30 days is a guest.

Resident – Anyone staying for 30 days or more in your home is considered a resident and must have a background check and a screening at the homeowner's expense.

Flood Zone – Mary Anne Reed stated that we are not in a flood zone based on updated FEMA maps. She has a letter from the City of Deerfield Beach stating that we are not in a flood zone in the office if anyone needs it.

### **Committees**

- Architectural Change requests: See Attached
- Bingo – Scheduled for every Tuesday at 7:00 pm. We can use help with Bingo. If interested in helping, please contact Ralph Milo. There will be no bingo on Tuesday March 19<sup>th</sup> due to voting the primary.
- Bocce – It's fun and the women play every Tuesday and Thursday at 9:30 am. No experience needed. We have a limit of 16 people.
- Bridge – Need more people, play each Thursday at 12:30 pm in the library.
- Bunco - Play every Wednesday at 7:00 pm. We have 6 to 8 tables each time. Please be there by 6:45 pm so we can start on time. It's \$10.00 to play and prizes are awarded. No experience needed to play.

- Mahjong – We play on Mondays (a resident will teach you) at 1:00 pm and Thursdays at 7:00 pm.
- Poker – Play Thursday nights in the card room. All are welcome.
- Tech Talk – The last Saturday of the month in the library. Please bring your devices for help.
- Fine Committee – Geri Calgano is the chair. We will not levy any fines until after the beginning of the year. President Morris stated the fines are in the law, but we need to come up with specific amounts for each type of violation.
- Newsletter – Please have articles to Jaymme by the 15<sup>th</sup> of the month. We have all the advertisers we need for the newsletter.
- Social & Travel Club – Another Sunday breakfast was held on February 18<sup>th</sup> with 82 residents in attendance. Michael Thomas provided music and entertainment. We had the great pleasure of celebrating Jim Sileno's 99<sup>th</sup> birthday where we sang Happy Birthday and had cake in honor of this amazing man. Our lucky door prize winners were, Alice Bery Mary Colovito, and Sid Reed. Our very lucky winner of the 50/50 raffle was Rob Heywood who won \$150.00. We have the following upcoming events: March 3<sup>rd</sup>, New Resident Meet and Greet, March 10<sup>th</sup>, Sunday Breakfast, March 16<sup>th</sup>, St Patrick's day party, April 14<sup>th</sup>, Sunday Breakfast, and April 21<sup>st</sup>, Ice Cream Social. The cost to join the Social and Travel Club is \$10.00 per resident per calendar year. This will give you discounts to all the parties and no charge for the Bagel Breakfast and the Ice Cream Social. There is still time to join since the membership is from January 1<sup>st</sup> to December 31<sup>st</sup>.
- Screening – Lot 340 (Meadowridge): January 10<sup>th</sup>, Iver Santos DeOliveria & Joana Brito Santos, Lot 58 (Heather): January 9<sup>th</sup>, Paulo Goncalves DeOliveira and Consuelo, Lot 187 (Timberleaf): January 9<sup>th</sup>, Ingrid Gatto, Lot 156 (Oakwood), January 25<sup>th</sup>, Brigitta Dimas, Lot 332 (Timberleaf), March 7<sup>th</sup>, Robert and Joan Nast.
- Veterans – Meet on the 3<sup>rd</sup> Wednesday of the month and would like to see more participation from our veterans. Don't forget to vote in the primaries on March 19<sup>th</sup> here in the club house. The American Legion is raffling off a colt 45 and Jim Wells has the raffles tickets. There is a small display, built by Ralph Milo, in the card room under the Veteran plaque and someone keeps stealing the American Flag. If you see something, say something.
- Welcome Wagon – no new residents were at the meeting.
- Pickleball – Play Monday, Wednesday, and Friday at 9:00 am in the tennis courts. It's fun and no experience necessary.
- Chair Yoga – Monday, Wednesday, and Friday 10:30-11:00 in the clubhouse.

**Director Comments:**

Director Markarian stated that we now have a defibrillator in our clubhouse because of a donation by resident Garce Burritt. Thank you, Grace!

Meeting adjourned at 7:33 pm. President Morris made the motion to adjourn, Vice President Giasullo seconded the motion and the board voted all in favor.

Next meeting will be on April 8, 2024

## Architectural Requests

Roofs (3) Lots, 14, 31, 215

Windows & Doors (4) Lots 13, 16, 17, 337

Changes in Landscaping (4) Lots 65, 188, 147,  
293 and 357

Demo Pad and Planter & Misc. Concrete Work (6) Lots  
31, 121, 187, 212, 213 and 239

# TREASURER'S REPORT

3/11/2024

OPERATING FUND	\$79,276.00	
REPAIR & REPLACE	\$24,625.00	
BETTERMENT FUND	\$2,400.00	
DEFERRED MAINTENANCE TOTAL		\$537,310.00
BANK UNITED	\$53,125.00	
TRUIST	\$115,612.00	
TD BANK	\$48,713.00	
CHASE 2	\$169,860.00	
CD	\$150,000.00	
PETTY CASH	\$68.00	
TOTAL FUNDS	\$643,679.00	

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