

Minutes February 12, 2024, Meadows of Crystal Lake HOA Board of Directors Meeting
7:00 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 December 12, 2023, were accepted.

The treasurer's report was read by Treasurer Tony Guadagnino 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 – Director Debbie Simon resigned from the board because of work conflicts and felt that she could not devote enough time to the community. President Morris asked that if anyone is interested in being on the board of directors, please give your resume to a board member or drop it off at the office.

Residents Directory – Mary Anne Reed asked the residents to complete the directory form in the newsletter and drop it off at the office. She informed all that she and Secretary Pizzano will be calling residents from the office to verify phone numbers.

House Painting – Vice President Giasullo stated that the painting of the houses and driveways is completed, and the project was a success. We had to repair three walls on the outside of the clubhouse and the painting company will be back to paint the inside and outside of the pool wall. Residents may see the painting company back in the community since residents have hired them privately. We have small containers of the house trim and driveway paint in the office for touch ups if residents need them.

Blue Book/Green Book – Secretary Pizzano explained that the board added and deleted items in the rules. The additions are in red font and the deletions have strike outs. There will be a green book committee to go over the rules. Residents Bill Jefferies and Rob Schwerdtfeger are interested in being on this committee and there will be no board members involved. If anyone else wants to be on this committee, please let this office or Secretary Pizzano know so you can obtain a copy of the drafted rules. We will expect a report from the committee at the next HOA meeting in March.

New Security Cameras – We need to add three new cameras, one in the parking lot, one in the office, and one in the gym. The old cameras from these areas will be placed in the patio, the pool area, and in the bocce court. We got a quote of \$7,365.51 for the new cameras and \$585.00 to move the old cameras. Treasurer Guadagnino stated that we can take about \$2000.00 off the quote since we do not need a new router. Treasurer Guadagnino made a motion to accept the proposal and buy the new cameras, Vice President Jimmy Giasullo seconded the motion and the board voted all in favor.

Roof Cleaning – President Morris stated that residents need to keep their roofs clean, and we will start sending out letters. Director Markarian stated that if we can get at least 10 more roofs to clean, Smart Coat will do them for \$285.00 which is a discounted rate. There will be a sign-up sheet in the office, and this will need to be paid in advance.

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 can get fined by the City of Deerfield.

New Business

Garbage Can Replacement – The City of Deerfield Beach will be replacing the smaller garbage brown carts with large ones. The blue cart will be taken by the city and not replaced. There are three sizes, small, medium, and large. The large ones have already been delivered. If you do not want the large one, call the City of Deerfield and inform them of the size you want, and they will take care of it.

Committees

- Architectural Change requests: See Attached
- Bingo – Scheduled for every Tuesday at 7:00 pm. We had 52 people at the last Bingo.
- 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.
- 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 15th of the month. We have all the advertisers we need for the newsletter. Jaymme stated that she will add Bridge and Poker to the calendar.
- Social & Travel Club – We had our annual Membership Bagel Brunch on Sunday January 21, 2024. We had 98 residents in attendance. We got the bagels from Bronx Bagel and Deli. Thank you to Mary Colavito and Tracey Bowker for tending the Mimosas Bar! And a huge thank you to Mary Anne & Sid for cutting up all the fruit for the brunch. Our lucky 50/50 Raffle winner was Joe & Bea Guadagnino who won \$180.00. We also had 3 lucky door prize winners, Helga Honerlah, John Pizzano and Dot Tully. We also played musical bingo and Carol Winiarz won \$20.00, Linda Gutheit won \$55.00, and John Pizzano won \$175.00. It was a great day had by all! On Saturday February 10, 2024, we had our annual Valentine's Party, we had 104 residents and guests attend. We also had a very special guest attend the party, the one and only Connie Francis joined us for some photographs and autographs. She was a big hit and we're so happy we could make that happen! Our entertainment was provided by Suzi & Steve Cruz. They played amazing dance music, and the dance floor was full all night. We had Bill Bailey, Jackie Wright and Roy Smith as our 3 door prize winners and our largest 50/50 raffle to date where we collected \$550.00 and gave \$275.00 to Pete & Lizzie Earp (Pat Smith's sister and brother-in-law) they were our very lucky raffle winners. Upcoming Events: March 3rd New Resident Meet & Greet at 2pm, March 10th Sunday Breakfast 8:30-11am, March 16th St. Patrick's Day Party 7pm Entertainment provided by DJ Steve Hunt, April 14th Sunday Breakfast 8:30-11am, April 28th Ice Cream Sundae Social 2pm.
- Veterans – Meet on the 3rd Wednesday of the month and would like to see more participation from our veterans. We have collected 500 pounds of flags to destroy. Please bring old flags to the office for proper disposal. There will be help at the DAV in Pompano for help with assisted living and senior care. Veterans can go to the American Legion for assistance, and they are raffling off a colt 45. Jim Wells has the raffles tickets.
- Welcome Wagon – we welcomed Rita and Lou Collazo from Egg Harbor Township New Jersey and Tom and Victoria McLaughlin from York Town Heights New York.

- Tech Talk – The last Saturday of the month in the library. Please bring your devices for help.
- Pickleball – Play Monday, Wednesday, and Friday at 9:00 am in the tennis courts. It's fun and no experience necessary.
- Poker – Play Tuesday and Thursday nights in the card room. All are welcome.
- Chair Yoga – Monday, Wednesday, and Friday 10:30-11:00 in the clubhouse.

Director Comments:

Treasurer Guadagnino stated that based on a fire inspection, we need an AED and a Blood Control Kit in the clubhouse. He found an AED that was on sale for \$500.00 off. A resident donated the funds to purchase the AED.

Director Markarian stated that if a resident has a complaint about the landscapers, please let us know on the day the landscapers are here and provide pictures if possible.

Meeting adjourned at 7:45 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 March 11, 2024

TREASURER'S REPORT

2/12/2024

OPERATING FUND	\$192,458.00	
REPAIR & REPLACE	\$9,625.00	
BETTERMENT FUND	\$1,600.00	
DEFERRED MAINTENANCE TOTAL		\$522,011.00
BANK UNITED	\$53,020.00	
TRUIST	\$115,418.00	
TD BANK	\$33,713.00	
CHASE 2	\$169,860.00	
CD	\$150,000.00	
PETTY CASH	\$68.00	
TOTAL FUNDS	\$725,762.00	

Architectural Requests

Roofs (5) Lots, 124, 212, 187, 105 and 289

Windows & Doors (4) Lot 285, Lot 99, Lot 282, Lot 202

Garage Doors (1) Lot 369

Patio & Planter (5) Lot 131

Changes in Landscaping (6) Lots, 57, 141, 147, 267, 358 and 359

Demo Planter (2) Lots 17, 137, 140, 295, 322

Concrete Ribbons (4) Lots, 124, 138, 186, 389