

Minutes September 11, 2023 Meadows of Crystal Lake HOA Board of Directors Meeting  
7:05 Meeting called to order

Directors Present

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

Pledge of Allegiance

Roll call of Officers present as noted above.

Minutes of March 8, 2023, were accepted.

The treasurer's report was read by Treasurer Tony Guadagnino and added to the meeting minutes.

Treasurer Guadagnino stated that we now take credit cards to pay maintenance. There is a 3.5% fee added to the amount paid. If you would like to pay by credit card, please fill out the CC form in the office. We also take maintenance with Zelle. You need to use the office email address: [themeadows2300@gmail.com](mailto:themeadows2300@gmail.com).

*Announcement made by President Morris: 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.*

President Morris stated "We will answer all paint questions after the meeting has been adjourned.

**Unfinished Business**

Boat Ramp – Treasurer Guadagnino explained that we sent the boat ramp easement contract to the lawyer for review. The lawyer responded stating that the contract looks good, but he wanted to know what we want in return. The board needs to discuss what would benefit the community.

Blue Book – Secretary Pizzano stated all the changes have been sent to the lawyer. Waiting for the lawyer to respond and incorporate the updates.

Road Maintenance – Director Markarian stated that Fort Lauderdale has scanned our roads for sewer issues and didn't find any. They will bring the report to the office when it's ready. If you notice depressions in roads, please let Robin know.

Feeding Wildlife - President Morris stated do not feed any wildlife according to the city ordinance.

Website and Email Blast – Director Wright stated the website and email blast are up and running. If you are not receiving emails, please complete the email and directory form which can be downloaded from the website or obtained from the office.

Roof Cleaning – Director Markarian stated that the second round of roof cleaning will happen the week of September 18, 2023. We cannot add any more people to the list.

Pool Maintenance – Director Markarian stated that the hot tub is not working. It's under warranty and we are waiting for parts.

Trees – President Morris stated do not trim trees on community property. If a tree needs trimming, please fill out an architectural form.

Landscaping – Vice President Giasullo stated the landscaping within 3 to 5 feet of your house is your responsibility to trim and keep neat.

## **New Business**

Saunas – Director Markarian stated we purchased new saunas for men's and ladies' rooms and are working.

Treadmills – Director Fossas stated he is researching a new treadmill to replace the one that is broken. We still have one treadmill in the gym that is working.

Phone Votes -

- Aqua Natural to trim the small trees and palm trees for \$7,200.00.
- Aqua Natural to replace the tree at Lot 228 and to plant 5 more trees for \$5,075.00.
- Aqua Natural to stump grind 4 tree stumps for \$950.00
- Altron Electric to replace an electrical panel near the news bathroom for \$2,115.00.
- Aqua Natural to trim hardwood trees for \$11,180.00. This will start the week of September 18, 2023.

Fine Committee – President Morris stated we are forming a Fine Committee headed up by resident Geri Calcagno. We will not be issuing fines for at least 6 months after the Blue Book is finalized.

Tree Trimming – President Morris stated our maintenance staff removed and trimmed the bushes around the pool to make the area look neat and to prepare for painting. We will be adding rocks around the plants.

Cameras – President Morris stated we need to buy new cameras for the swimming pool, the dumpster, and the gym for insurance purposes. We also need a camera facing the office door. We can then take the older cameras and place them in the Bocce court and where needed.

## **Committees**

Architectural Change requests: *Please see attached a list of the requests.*

Director Fossas made a motion to approve all requests, Vice President Giasullo seconded the motion and the board voted all in favor.

- Bingo – Scheduled for every Tuesday at 7:00 pm. The first Bingo will be on September 12, 2023.
- Bocce – It's fun and the women pay every Tuesday and Thursday at 9:30 am.
- 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.
- Newsletter – Please have articles in for the newsletter by October 15, 2023, for the November edition.
- Social & Travel Club – We have breakfast scheduled for September 24, 2023, from 8:30 am to 11:00 am in the clubhouse. The cost is \$10 for each resident and guest. We are currently working on setting up the Halloween party for October 28, 2023. Membership is only \$5.00 for the year per resident. This gives you discounts to the parties.
- Screening – Lot 222 Timberleaf \$362,000, Lot 367 Meadowridge \$335,000, Lot 141 Oakwood \$344,500, Lot 101 Timberleaf \$399,000, Lot 33, Heather \$300,000, Lot 124 Heather \$280,000, Lot 38 Oakwood \$340,000, Lot 127 Heather \$385,000
- Mahjong – We play on Mondays at 1:00 pm and Thursdays at 7:00 pm.

- Veterans – meet the 3<sup>rd</sup> Wednesday of each month at 3:00 pm. Let's remember all the people who lost their lives on 9/11 and in Bengazi on this date. Thank you for dropping old flags to the office. We bring them to be disposed of properly which means putting them into an incinerator. We need boxes for the old flags. Please drop boxes off to resident Jim Wells in lot 54.
- Welcome Wagon – We want to welcome the new residents: Florence Capers lot 6, Maria Martins and Vilson DaSilva lot 33, Bevely Linder Lot 101, Dean and Diana Simpson lot 124, Dale Allen and George Graznow lot 141, Simone Prussien lot 359, Silfredo Jose Naveda Moreales, Mai Angellica Boniila and Isabel Irene Pere lot 370. We changed the welcome bags to include coupons to Legends, Bingo, ice cream and a \$10 gift card to Seaside Grill.

Meeting adjourned at 7:55 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 October 9, 2023