

Minutes October 9, 2023, Meadows of Crystal Lake HOA Board of Directors Meeting
7:03 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

Pledge of Allegiance

Roll call of Officers present as noted above.

Minutes of September 11, 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.

President Morris told the homeowners if they would like to address the Board of Directors to step up to the podium and speak into the microphone so everyone can hear the question/comment.

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

Unfinished Business

Treadmills – Director Fossas stated one of the treadmills broke and was taken out of the gym. The one in the gym has now broken, and it was not worth fixing after a repairman looked at it. The Board of Directors completed a telephone vote to replace the first one with a new commercial treadmill which has a warranty and a service agreement. He stated we can get a used treadmill for around \$1000.00 to replace the second one. Director Fossas made a motion to buy the used treadmill, Vice President Giasullo seconded the motion and the board voted all in favor.

Boat Ramp – Treasurer Guadagnino informed the Board of Directors that there is no new information to report.

House Painting – Vice President Giasullo wanted all to know that the painters are doing an awesome job and completed 30 houses in 1 week. Once a section of houses is painted, the driveways for this house will be painted. The painters will place a notice on the homes telling the owners when the driveways will be painted. You will not be able to park on your driveway for two to three days. This is a change to the original plan where after all the houses were painted in the community, then the driveways would be painted. Reminder: paint questions will be answered after the meeting has been adjourned.

Blue Book – Secretary Pizzano stated all the changes have been sent to the lawyer. Waiting for the lawyer to respond and incorporate the updates. Told the lawyer to have the documents completed by November 1st so we can review and then get them out to the homeowners for review.

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

Director Resignation – Jackie Wright has given her resignation as a director for personal reasons. President Morris and the Board of Directors thanked her for her service to the community and wished her well.

Residents Directory – Mary Anne Reed and Jaymme Jefferies are working on a new resident directory. Lyons Press has given us the same budget as before. If your phone number has changed, please let Mary Anne know. A few of the advertisers are not going to renew their ads in the directory or the newsletter. Jaymme will be sending out letters to businesses to see if they would like to place an add.

Budget for 2024 – Treasurer Guadagnino informed the Board of Directors that he already had a budget committee meeting with four homeowners on October 5, 2023, and we will meet in November to present the 2024 budget to the homeowners before the board meeting.

New AC for Clubhouse – Vice President Giasullo stated we have 2 big AC units in the clubhouse, and one stopped working. We had a new 10-ton AC installed in the clubhouse for \$18,500.00. For an extra \$1,000.00 we had the drain lines fixed on 3 small units that were leaking. The Board of Directors voted by phone to approve replacing the AC.

Painting Inside the Pool Area – President Morris stated the inside of the pool area is included in the Painting project.

Additional Maintenance Person – President Morris stated we need to hire an additional full time maintenance person since there is more work than our maintenance staff can handle.

Committees

- Architectural Change requests: *Please see attached a list of the requests.* Vice President Giasullo made a motion to approve all requests, Director Fossas seconded the motion and the board voted all in favor.
- Bingo – Scheduled for every Tuesday at 7:00 pm.
- 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.
- Election – Barbara Higgins will once again be the chair. There will be 4 positions up for election in January. Please see Mary Anne if you are interested in a nomination or you can nominate a homeowner at the November board meeting. Please email your resumes to the newsletter email by November 15 so they can be published in the December newsletter.
- 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 15th of each month so it can be sent to the printer by the 20th of each month.
- Social & Travel Club – We had Sunday breakfast on September 24, 2023, from 8:30 am to 11:00 am in the clubhouse. There were 52 people in attendance. We served scrambled eggs, home fries, sausage, toast, coffee, and other beverages. We have a country western night scheduled for October 12th 7:00 to 9:00. It's \$15 for members and \$20 for non-members. The Halloween Party is scheduled for October 28th from 7:00 to 10:00. The flyer is in the October newsletter. We are working on a Jimmy Buffett party which will be in November with more details to come. Social and Travel Club membership is \$5.00 a year per resident from January to December, which gets you discounts to parties.
- Mahjong – We play on Mondays (a resident will teach you) at 1:00 pm and Thursdays at 7:00 pm.
- Veterans – meet the 3rd Wednesday of each month at 3:00 pm. There will be a Veterans Day Ceremony on November 11th at 11:00 behind the clubhouse. Social and Travel will provide light refreshments after the ceremony in the clubhouse.

- Welcome Wagon – President Morris thanked Ed McDonald and Jackie Wright for their work on the Welcome Wagon. Mary Anne Reed then introduced new residents:
 - o Lot 200 Thomsas Murphy & Andrew Munro
 - o Lot 271 Angela Laurentano
 - o Lot 33 Maria Martins
 - o Lot 181 Beverly Linder
 - o Lot 141 Dale Allen & George Graznow
 - o Lot 370 Silfredo Naveda Morales
 - o Lot 127 Ralph & Katyanne Lima

Meeting adjourned at 7:25 pm. President Morris made the motion to adjourn, Treasurer Guadagnino seconded the motion and the board voted all in favor.

Next meeting will be on November 13, 2023