

Minutes March 20, 2023, Meadows of Crystal Lake HOA Board of Directors Meeting

7:05 Meeting called to order

Presiding

Directors Present

President Bill Morris

Vice President Jimmy Giasullo, Jr

Secretary John Pizzano

Treasurer Tony Guadagnino

Director Robin Markarian

Director Jackie Wright

Pledge of Allegiance

Roll call of Officers present as noted above.

Minutes of February 13, 2023, were accepted.

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

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.

Unfinished Business

Secretary Bill Jeffries resigned from the Board of Directors. President Morris thanked Bill for his 3 years of hard work and dedication.

President Morris then made a motion, Vice-President Jimmy Giasullo seconded the motion and the board voted all in favor to appoint Director Pizzano to the position of Secretary of the Board of Directors.

President Morris then asked if anyone is interested in filling the seat on the board left by Bill Jeffries, to contact a board member or the office.

President Morris informed the owners not to trim any trees on community property. Please complete an Architectural form so the HOA can trim the tree.

President Morris informed the owners that nuisance trees are dangerous, and the City of Deerfield Beach will inform us which trees are nuisances. We are waiting for a list of nuisance trees from Terry (maintenance).

President Morris mentioned that our tree budget has been spent this year, but if we need to take down a tree, we will deal with it.

Vice President Jimmy Giasullo spoke about painting the houses. He introduced Mile Miller who is on the painting committee. Mr. Miller informed all about the painting company they have chosen: Smart Co Painting. They have painted the houses twice in the past and the community has been very pleased with their work. Vice President

Giasullo mentioned that they were the only company out of 7 bids to stay at their 2021 quote and they will inspect each house before painting and provide a report to the office. The painting will start in October of 2023 and take about 6 months to complete. The painting company will complete 15 houses at a time, and they will inspect their work as the houses are painted.

Director Robin went over her notes about painting the houses as follows:

- UCI paint (beige) 2 coats and then 1 coat of sealer.
- The paint will be rolled and sprayed.
- Thin cracks will be sealed. Thick cracks, more than 1 inch, will be fixed at the owner's expense. Owners can fix cracks before painting starts.
- The trim will be painted and if its rotted this will not be covered by any warranty. Owners can fix any wood at their expense before painting begins.
- All Driveways will be painted and will not be warrantied. The company will fix small cracks on the driveways before painting. The painting company will inform the owners of how long to remain off the driveway once painted.
- The garage doors will be painted. If an owner does not want their garage door painted, then they will be responsible for painting it at their expense when it needs to be painted. We will provide signs stating, "Do not paint this garage door".
- All exterior walls of the home must be painted per Deerfield Beach ordinance. This includes any screened in lanai, front porches and vestibules. The owner will be responsible to leave their lanai or vestibule unlocked and to remove or cover all furniture.
- The owner is responsible to move all outside furniture and remove all items from the outside walls.
- All plantings must be at least 1 foot away from the house.
- Storm shutters are not included.
- Owners will be informed of when the inspection and painting will be scheduled.

Vice president Giasullo made a motion to hire Smart Co Painting at a cost of \$423,420.00. Director Wright seconded the motion and the board voted unanimously in favor.

President Morris asked Treasurer Guadagnino if he changed accounting firms. Treasurer Guadagnino stated that he did and they will start on April 1, 2023.

President Morris asked Treasurer Gaudagnino if the bank had transferred money to CD's. Treasurer Guadagnino stated that he completed the paperwork and he is waiting for the bank to transfer money to CDs.

Director Robin inform all that the pool was shocked in order to clean up algae and mold. She also stated that Terry had painted the rim to give it a fresh look. The pool will open at 10:00 am on Tuesday March 21, 2023 and the water will be cold since the pumps had to be shut off. It will take about 24 hours to get up to normal temperature.

President Morris stated that the email blast will be reassigned from Secretary Pizzano. He informed the owners that we will send out a test email and eventually we will break it down by category and you can opt out of categories if you choose to.

President Morris stated that the blue book has now been reassigned to Secretary Pizzano and he completed an excel spreadsheet based on the notes he received. Secretary Pizzano may form another bluebook committee and make sure he has all the updates before sending it to the lawyer.

New Business

We ordered 40 new chairs for the clubhouse based on a phone vote of the board members. All 6 votes were for ordering 40 chairs.

This meeting, by phone vote and approval of all board members, was rescheduled to today, March 20, 2023, because of the local election rental voting for in the clubhouse.

The board of Directors voted by phone to approve replacing the lake pump cover by Hoover Cooling. The existing cover does not have fans to keep the pumps from overheating.

Two of the ceiling fans in the clubhouse do not work. We can get new commercial ceiling fans for \$100 each. Director Wright made a motion, Vice President Giasullo seconded the motion and board vote 6-0 to approve the purchase of 6 new ceiling fans for the clubhouse.

Treasurer Guadagnino mentioned that we need new microphones for the clubhouse. He provided 4 different options. With this system a podium will be placed in front facing the board and an owner will then step up to it, state their name, lot # and question. This will alleviate the problem of not hearing the questions. The best option is an 8-microphone wireless system which costs \$426.99. Treasurer Guadagnino made a motion to purchase these microphones, Vice President Giasullo seconded the motion and the board voted 6-0.

President Morris stated not to feed the wildlife per City of Deerfield Beach Ordinance.

Resident Ed McDonald spoke about the Broward Health Fair scheduled for April 22, 2023 from 10:00 am - 2:00 pm at the clubhouse. He stated there will be various health tests.

Architectural Change requests:

Work done	Lot #
Roof	210
AC	173
Patio Blocks	355
	334

Cement	143
	98
	1
	239
	149
	289
Screen Room	290

Vice President Giasullo made a motion and the board voted 6-0 to approve all as stated above.

Committee reports:

- Bingo – all good scheduled for every Tuesday at 7:00 pm.
- Bocce – its fun and the women pay every Tuesday and Thursday at 9:30 am.
- Bridge – need more people, play each Thursday at 12:30 in the library.
- Bunco - Play this Wednesday at 7:00 pm. Next sessions are scheduled for April 12 & 26 at 7:00 pm. We have 6 to 8 table each time. Please be there by 6:45 pm so we can start on time.
- Newsletter – waiting for 2 articles.
- Social & Travel Club – St Patrick’s Day Party was a success. Howard’s catering provided the food. Need to thank our volunteers and servers. The Sock Hop was cancelled based on lack of interest. We may reschedule it later in the year. Ice Cream Social scheduled for April 30th at 2:00 pm.
- Screening – 1 Oakwood sold for \$375.000 Lot 205
- Mahjong – doing well.
- Veterans – meet the 3rd Wednesday if each month at 3:00 pm. The VA now has a care given support program.
- Welcome wagon – only 1 household this month.

Meeting adjourned at 8:05