

Minutes April 10, 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 March 20, 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

Blue Book – We are in the process of adding all the changes to an excel spreadsheet to send to the lawyer. This should be completed within the next couple of weeks.

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

Tree Removals – We are dealing with the city on tree removals. There is a meeting with the city and the tree removal contractor on April 13, 2023, to discuss this issue.

Nuisance Trees – Nuisance trees are deemed dangerous by the city and need to be removed. Trees are not considered to be a nuisance because they make a mess of your car, yard, etc.

Changing Accounting Firms – The new accounting firm, Jay Vitarelli, started on April 1, 2023, and it has been a smooth transition.

Pool Maintenance – The spa has been fixed. The pool and spa break down frequently. There is a computerized system that we can rent for \$1800 a year which will send the necessary statics to the health department and notify us of any pool/spa problems. We will have a quote in writing by the next board meeting.

Email Blast – We sent out a test email and it worked so we will start sending out emails regarding meetings, notices, etc. If a resident does not want to receive emails from the association, they need to let the office know.

New Ceiling Fans – The new ceiling fans were installed in the clubhouse and are working as intended.

Microphones – The new microphones were set up were and used for this meeting. We ordered additional wire, which should be received this week.

Hoover Cooling Fan – The Hoover cooling fan was installed and is working. This was to keep the pumps cool so they will last longer since they cost \$5000 each.

Wildlife – Do not feed the wildlife according to the City of Deerfield Beach Ordinance.

Health Fair – The Health fair will be in the clubhouse from 10:00 am to 2:00 pm on April 22, 2023. Broward North will have a van here to perform medical tests. 211 Broward will also be here to provide information about their services including a free caption call phone. The Social and Travel club will provide coffee and Broward North will also provide refreshments.

Paint – The painting contractor will be here on Wednesday this week to inspect the houses. The office will receive a report and send out letters of the issues that homeowners need to correct before the painting begins in October. The houses will be painted beige and the trim brown. The contractor will also clean roofs, at the homeowners' expense; \$285 for dirty roofs and \$145 fairly clean roofs. This will extend the roof life. There is a 2 year warranty from the company. If interested, please notify the office of your name and lot #.

New Business

Boat Ramp – Broward County needs access to the canals in order to clean the sludge that builds up. The last time they took this action, they broke some underground pipes that we had to fix. Their solution is to out in a boat ramp. We are currently negotiating with Broward County about where the boat ramp will be and who will maintain it.

Committees

Architectural Change requests:

Replace rotted fascia (2)	lots 356 & 14
Replace gutters (1)	lot 356
Replace broken screen wall (1)	lot 14
Replace beams in front (1)	lot 320

Concrete Ribbons (3)

lots 251, 385, 106

Motion to accept – Vice President Jimmy Giasullo, second Director Jackie Wright.
Board voted all in favor to approve these ARC changes.

The following 2 ARC changes were recommended for disapproval:

Place flamingos near tree in front (1)

lot 59

Awning in back of house (1)

lot 213

Vice President Jim Giasullo made a motion, Treasurer Tony Gaudagnino second, board voted all in favor of disapproving these 2 ARC changes.

Committee reports:

- Bingo – Scheduled for every Tuesday at 7:00 pm. Last one for the summer will be on May 23 and will start up in September.
- Bocce – it's fun and the women pay every Tuesday and Thursday at 9:30 am. Attendance is now dwindling.
- Bridge – need more people, play each Thursday at 12:30 in the library.
- Bunco - Play this Wednesday 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 – deadline is the 20th of each month.
- Social & Travel Club –The Sock Hop was cancelled based on lack of interest. We may reschedule for later in the year. Ice Cream Social scheduled for April 30th at 2:00 pm. We are providing coffee for the Health Fair and we will provide coffee and refreshments for the Memorial Day Celebration.
- Screening – 1 Oakwood sold for \$329,000 Lot 271
- Mahjong – doing well.
- Veterans – meet the 3rd Wednesday of each month at 3:00 pm. The VA now has a care given support program. Thank you to Ralph Milo for the service branch flags. We will hold a Memorial Day service outside behind the clubhouse. A scaled down Vietnam Veterans wall will be in Coral Springs May 5th, 6th and 7th. There will be a Fleet Week the last week of May at Port Everglades.
- Welcome wagon – none this month.

Meeting adjourned at 7:55

Next meeting will be on May 8, 2023

TREASURER'S REPORT

4/10/2023

OPERATING FUND	\$141,821.00	
REPAIR & REPLACE	\$43,350.00	
BETTERMENT FUND	\$1,600.00	
DEFERRED MAINTENANCE TOTAL		\$788,996.00
BANK UNITED	\$191,692.00	
TRUIST	\$240,105.00	
TD BANK	\$192,344.00	
CHASE 2	\$14,855.00	
CD	\$150,000.00	
PETTY CASH	\$115.00	
TOTAL FUNDS	\$975,882.00 ✓	