

## Minutes May 8, 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 April 10, 2023 were accepted.

The treasurer's report was read by Treasurer Tony Guadagnino and added to the meeting minutes. He stated for the first time since he's been treasurer, we have over one million dollars in the bank.

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**

Open Board Seat - Introduced Silvio Fossas, Jr and made a motion to appoint him to the Board of Directors to fill the vacant seat. Motion made by the President, seconded by the Vice-President, and the board voted all in favor. Silvio joined the Board of Directors and was given a warm welcome.

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 or remove trees on community property. If a tree needs trimming or removal, please fill out an architectural form.

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

Email Blast – We are down to 30 incorrect email addresses. Please complete the email blast form that was in the May newsletter and email it to Jackie or bring it to the office.

Boat Ramp – Nothing new to report. We are waiting for the legal department in Broward County to get back to us about the changes we made to the contract.

## **New Business**

Road Maintenance – Broward Water and Sewer will be coming into the community to fix three depressions on our roads this week. Please contact the office if you notice any depressions and cracks on the roads. They will be bringing a big truck to scan underneath our roads. We are on the list, but because of the floods in Fort Lauderdale which take precedence, it will be completed later.

Monthly Late Charges – We need to pay our maintenance fees by the first day of each quarter (January, April, July and October). We have a 10-day grace period. If the payment is made after the 10-day grace period, a late fee of \$25.00 is charged. The \$25.00 late fee will then be charged every 30 days thereafter. This will begin immediately. Motion made by the Treasurer, seconded by a director, voted all in favor.

## **Committees**

Architectural Change requests:

Replace entire roof, including flat roof (2)	lots 56, 368
Repair flat roof (3)	lots 140, 329, 320
Remove Planter in front (owner) (3)	lots 284, 212, 200
Replace garage door (1)	lot 159
Full driveway and additional (2)	lots 256, 219
Impact windows and doors (3)	lots 40, 32, 354
Removing back patio window (owner) (1)	lot 176
Rear Patio (new) (1)	lot 322
Replace tile outside front door (1)	lot 292
Concrete ribbon on side of house (5)	lots 178, 100, 99, 139, 365
Remove bush, replace with a tree (1)	lot 304
Plant 3 dwarf palm trees in rear (1)	lot 126

Motion to accept – Vice President, second Director, Board voted all in favor.

Committee reports:

- Bingo – Scheduled for every Tuesday at 7:00 pm. The last one for the summer will be on May 23 and will start up in September.
- Bocce – it's fun and the women play 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 players each time. Please be there by 6:45 pm so we can start on time.
- Newsletter – deadline is the 20<sup>th</sup> of each month.

- Paint – Letters are going out to residents stating to remove ladders, clean up debris and trim vegetation in preparation for painting the houses. A representative from Smart Coat and a member of the painting committee have been checking the house for rotted fascia boards. There are 144 houses left to check. The office will send out letters to homeowners stating that they have rotted fascia boards and the measurements. Smart Coat can replace the rotted boards at \$38.00 for pine and \$48.00 per linear foot. Homeowners can hire Smart Coat or any other contractor of their choice. Smart Coat is also offering roof cleaning for \$148.00 to \$268.00 depending on the condition of your roof. Add your name to the list in the office. Smart Coat will replace fascia boards and clean roofs all at once. If a homeowner wants either of these sooner the cost will be greater.
- Social & Travel Club – Ice Cream Social was a success where we had 65-70 people attending. We played musical Bingo, 50/50 raffle and 3 door prizes. We will be providing coffee, water and light refreshments for the Memorial Day Service scheduled for May 29, 2023. We also provided coffee and water for the Health Fair.
- Screening – 2 Oakwoods sold; one for \$345,000 lot 380 and one for \$388,000.00 lot 78.
- Mahjong – doing well. We play Monday at 1:00 pm and Thursday at 6:30 pm
- Veterans – meet the 3<sup>rd</sup> Wednesday of each month at 3:00 pm. We will try to have a luncheon for the next meeting at the AMERICAN LEGION IN DEERFIELD BEACH. THE 20<sup>TH</sup> OF MAY, ARMED FORCES DAY, IS FOR PEOPLE CURRENTLY SERVING AND MAY 29<sup>TH</sup>, MEMORIAL DAY, IS FOR PEOPLE WHO GAVE THE ULTIMATE SACRIFICE. THE MEMORIAL DAY CELEBRATION IS
- Welcome wagon –

Meeting adjourned at 7:55