

Minutes November 13, 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  
                    Director Robin Markarian

Pledge of Allegiance

Roll call of Officers present as noted above.

Minutes of October 9, 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 stated "We will answer all paint questions after the meeting has been adjourned.

**Unfinished Business**

Vacant Board Seat – Vice President Giasullo stated that Debbi Simon is interested being appointed to the vacant seat. Vice President Giasullo made a motion to appoint Debbie to the Board of Directors, Secretary Pizzano seconded the motion and the Board voted in all favor. Welcome to the Board of Directors Debbie.

Treadmills – Director Fossas stated that we have 2 working treadmills in the gym. One is brand new, and one is used. We have a warranty on the new one.

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

Report on Canal/Watering – Director Markarian stated that Broward County came and treated the water, so we could not use the sprinkler system for a few days.

Budget for 2024 – Treasurer Guadagnino informed us that the 2024 budget is all set based on the budget committee meeting he had with 4 other residents. Treasurer Guadagnino made a motion to accept the 2024 budget, Director Markarian seconded the motion and the board voted all in favor.

Election Committee – Barbara Higgins as the chairperson of the Election Committee asked if there were any nominations from the floor for the 4 positions on the Board of Directors. There were no nominations. The 4 directors that currently hold the positions will have to run in the election because if they do not, they will only roll over for 1 year. Barbara stated that we will hold an election for the 4 positions in January at our annual meeting. The candidates will have resumes in the December newsletter, and we will have them introduce themselves and you can ask questions. All residents will receive ballots and proxies in December by mail.

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 ad.

Blue Book/Green Book – Secretary Pizzano mentioned that the Covenants and Bylaws came back from the lawyer with all of the updates we requested. There are some changes that we as a community have to vote on to update the documents. These are significant changes. You will receive a sample ballot in the mail. After the documents are voted on in January, then we will let everyone review the rules and provide feedback.

House Painting – Vice President Giasullo wanted all to know that the painters are doing an awesome job and completed 30 houses in 1 week. We will answer house painting questions after the meeting is adjourned.

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**

A-Line Ladder – We will purchase an A-Line ladder for our maintenance staff so they can change the bulbs in the streetlights. This was voted on by the Board of Directors through a phone vote. Renting a lift truck would cost \$300.00 to \$400.00 each time it was needed.

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. Bingo will not be held on 11/21, 12/26 and 1/2/2024.
- Bocce – It's fun and the women pay every Tuesday and Thursday at 9:30 am. No experience needed.
- 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. No experience needed to play.
- Newsletter – Please have articles in for the newsletter by 15<sup>th</sup> of each month so it can be sent to the printer by the 20<sup>th</sup> of each month. If you would like to advertise, please send Jaymme a JPEG of your ad. The price does not increase. Need more advertisers for the Directory. Half page or full page or \$350 to \$400.
- Social & Travel Club – We held our annual Halloween party on Saturday, October 28<sup>th</sup>. It was a success with 63 residents and the entertainment was provided by Eddie B & Company. We had Sunday breakfast on November 5, 2023, from 8:30 am to 11:00 am in the clubhouse. There were 74 people in attendance. We served scrambled eggs, home fries, sausage, toast, coffee, and other beverages. We provided coffee, tea, beverages, and light snacks to the attendees of our Veterans Day celebration. We also held a tribute the Jimmy Buffet night. The entertainment was provided by our resident Stephen Hunt, and we had 65 residents in attendance. We are having a new resident meet and greet on December 3<sup>rd</sup> at 2:00 pm in the clubhouse. All residents are welcome to attend. We are having a ladies meet and greet on December 10<sup>th</sup> at 2:00 pm with coffee, tea and light snacks. We will also have an ornament exchange. We are collecting donations for a homeless shelter. Please donate new underwear, undershirts, and socks for men, women, boys and girls. The price of the Social and Travel Club membership will go up to \$10.00 per person starting on January 1, 2024. This membership will get you discounts on tickets for parties, Ladies Meet and Greet, Bagel Brunch and an Ice Cream Social.
- Mahjong – We play on Mondays (a resident will teach you) 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. Thank you to Ralph and Pat Milo for having the Veterans Day ceremony on November 11. Also thank you to the Social and Travel Club for providing beverages and snacks after the ceremony. Please continue to bring worn out flags to the office so we can dispose of them properly. If you are a veteran or care for one, Rallypoint.com has a lot of good information.
- House Sales – The Screening Committee stated the following:
  - Lot 67 – Heather – Scott and Michael Richman
  - Lot 353 – Timberleaf – Flor & Dommy Hernandez
  - Lot 286 – Timberleaf – Tracey Bowker
  
- Welcome Wagon – Mary Anne introduced new resident Scott Richman.

Meeting adjourned at 7:55 pm. President Morris made the motion to adjourn, Director Markarian seconded the motion and the board voted all in favor.

Next meeting will be on December 11, 2023