



Phase II Monthly Meeting • Tuesday, December 1st, 2020

The meeting opened with questions and comments from homeowners. One resident is having a problem with a bee swarm taking residence in a utility box on common ground. She was able to find an organization to capture and safely relocate the bees. The Board unanimously agreed to reimburse the homeowner and thanked her for her efforts. Another resident asked to have his modification approval extended due to contractor delay issues. The Board extended his approval request date.

Secretary Kathy Barker announced that the Annual Meeting and Election would be held on Tuesday February 2nd at 7:00pm. The Board will raffle off four \$25 gift cards to encourage community attendance. She also mentioned that we had two interviews for new homeowners this month.

Treasurer Chris Jones and President Bob Freund reported that new legal business will be handled by Kaye Bender Rembaum. Some old business will be handled by our old attorney. There is still a large amount of money to be collected from unpaid HOA fees and fines.

Vice President Wayne Kennedy reported that our attorney has looked over the cable packages negotiated by our consultant. He assured that the Board just needed to choose what package would work best for the community. Time is essential, if renewing our package with Comcast. Due to the current economy, adding internet service will probably not be considered at this time. A significant HOA fee increase would NOT be handled well by residents at this time. An annual fee increase of approximately 5% should be expected, due to contractor service increases. Our Board continues to be fiscally responsible in their decisions, as they are also homeowners in the neighborhood.

Our Violations and Modifications Committee is in dire need of help. Director Denis Placide informed the community that he is moving from the community and a replacement for his position will be needed. If you would like to help the Board in anyway, it would be greatly appreciated. The Violations and Modifications Committee works

extremely hard to keep our neighborhood looking good and makes sure all that exterior work is done following HOA guidelines.

The Board will be sending out letters next month regarding Board Elections and the Annual Meeting. If you would like to serve as a Board member, please submit your name for consideration. Our HOA Board is composed of volunteers and to keep fees down community participation is greatly needed!

Reminder: Exterior modifications need approval **BEFORE** the work is started. Fines will be given, and the home may be required to return to the original “look” at the homeowner’s expense. HOA approval forms will be needed to obtain city permits. **Volunteers are still needed to help with the Violations/Modifications Committee.** Please review the modification page of our HOA Rules and Regulations. That page and a modification form will appear later in the newsletter. **If you need to report a violation or concern, please email clgv2hoa@gmail.com or call 954-488-1772.** If you can text or send a photo of your concern it would be extremely helpful.

The next HOA meeting will be on Tuesday, January 5th at 7:00pm.

**The Crystal Lake Golf Villas, Phase II
HOA Board wishes you a wonderful holiday season
and a safe and healthy 2021!**

*Please take the time to drive through our neighborhood
and enjoy the festive decorations!*

**Annual Rec Board Meeting & Election
Thursday, December 3rd, 2020**

The Rec Board held their Annual Meeting earlier this month. Fourteen residents were attendance, not enough for a quorum. Some homeowners expressed their disappointment that proxy votes were not sent out considering this year’s COVID-19 crisis. The Board expressed that they had followed same protocol as years past (since 2017) and honestly did not consider that some residents might be hesitant about

attending the yearly meeting. Secretary Brooke Meltzer acknowledged the concerns of residents but stated that the rules for the Rec Board are different from the Phase I and Phase II. President Marylouise Procopio stated that changes will be made in the future and apologized for any inconvenience. The Board did not receive more than the maximum requests to be considered for a director's position. At meeting close, all Board members agreed to remain on the Board for another term.

District 3 Commissioner Bernie Parness was in attendance and wanted to share some news with the community. He announced that we were going to get a traffic light at the intersection of Green Road and NW 18th Avenue. The "10th Street Connector Project" has contributed to the need for traffic control in our neighborhood. One resident reminded him of the need for a sidewalk on NW 18th Avenue. The Commissioner said that due to the current economy, the city will not be adding anymore projects until the 2022 budget. Parness was proud to say that our taxes would not increase next year. He also asked for our support at election time.

Treasurer Fanny Lee stated that they stayed close to their 2020 budget despite some unexpected expenses. They had to remove a tree that fell on a resident's car in the parking lot. They also trimmed the rest of the surrounding trees. Due to the COVID-19 crisis, more cleaning/sanitizing supplies were needed. The Board also had to increase staffing hours to keep the property open for residents. Ballroom rentals were stopped due to the pandemic restrictions, so no rental fees were collected. The roof replacement was a planned expense.

Next year the Board intends to work on the parking lot, sauna and possibly the idea of a community dog park and new lobby furniture. Their budget will need to include clubhouse staffing. The idea of adding playground equipment was mentioned, more research on liability will need to be done.

Director Bob Freund has always stressed that they want to get all the necessary work done and not have to raise fees for the community. They have completed three major projects in the past few years. The ballroom/clubhouse interior and pool/patio renovations have been done. The roof has been replaced. After next year's parking lot project, they hope not to have to do any "big work" for a few years! Although, the Board does expect an annual insurance increase and staffing expenses will be more in 2021 due to COVID-19 code compliance.

Greg Murray, the new Event Coordinator plans to have many events once COVID-19 restrictions are lifted. He is looking forward to adding more "Bingo Nights", Food Truck

Events and possibly add a “Sock Hop” dance next year. He hopes to make the clubhouse the “heartbeat of the community”. Their goal is to have a Food Truck Event each month. If anyone can recommend a good food truck that you would like to see at an event, please contact the Board. Marylouise added that Bingo will hopefully be added back to the event calendar soon using the “6-foot tables” as guidance for social distancing. One resident suggested using gift cards for prizes instead of gift baskets. There will be lots of “new ideas” in 2021! Director Stuart Feigenbaum said that he looks forward to the new website being used for voting in the future and hopes to encourage more community involvement and participation. The Rec Board would love to hear any suggestions from residents and children’s ideas are also welcomed. Please contact them through the Rec Board’s website clgvrec.com or their email clgvrec@gmail.com

The next meeting will be held on Thursday, January 7th at 7:00pm.

CLUBHOUSE HOURS

Monday, Wednesday, Friday, Saturday, and Sunday

Open 10:00am – 6:00pm

Tuesday and Thursday

Open 12:00 Noon – 8:00pm

Holiday Hours?

The billiards room, library, and gym will be open during the “staffed” hours.

Only two people are permitted in the gym at one time.

As always, guests must clean equipment after use with sanitizing wipes.

Ballroom rentals have been suspended until further notice.

Residents are asked to use a towel when sitting on the patio furniture and sanitize the chairs after use. Masks will be required in the building and on the pool deck (not while in the pool).

No guests are allowed in the pool area, **ONLY HOMEOWNERS**.

The Board continues to ask for your patience and understanding.

Key fobs will only be turned on when the building is supervised.

**Crystal Lake Golf Villas,
Phase II**

Board of Directors

President:

Bob Freund

Vice President:

Wayne Kennedy

Secretary:

Kathy Barker

Treasurer:

Chris Jones

Directors:

Kim Frazer

Denis Placide

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue

Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Arbitration Committee

Volunteers Needed

954-488-1772

Bookkeeping Services

Crystal Lake Golf Villas, Phase II

Call the community number:

954-488-1772

Villager Editor:

Kim Frazer

kimclgv2@gmail.com

Recreation Board President:

Brooke Meltzer

presidentclrec@gmail.com

Rec Board Number 954-588-1938

Key Fob Appointments 954-588-1938

Violations Committee:

clgv2hoa@yahoo.com

Call or TEXT with Photos

954-488-1772

Outback Landscaping

Mike **561-239-4530**

TK Pest Service

Lawn Fertilizer & Pesticide Treatment

clgv2hoa@gmail.com

Westway Towing

954-731-1115

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our monthly newsletters.**

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just for Crystal Lake neighbors.*

*On Nextdoor, neighbors share crime and
safety concerns, local events,
recommendations, items for sale/free,
and ideas about how to make our
neighborhood better.*

www.nextdoor.com/join

Code: HSQBJJ

PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please place request in the **PHASE II** MAILSLOT inside the clubhouse hallway or email to:

clqv2hoa@gmail.com

Allow two weeks for approval or disapproval, please plan accordingly.

(For a quicker response, please email your request.)

Date: _____

Name: _____

Phone: _____

Address: _____

Email Address: _____

Modification request in detail:

*****YOU MUST INCLUDE A SKETCHED DIAGRAM WITH YOUR REQUEST *****

If another home has the same modification, please include a photo/address.

Company Performing the Work: _____

Company Phone Number: _____

Start Date: _____

Completion Date: _____

***WORK MUST BE COMPLETED WITHIN 90 DAYS. IF NOT, A NEW APPROVAL WILL BE NEEDED.**

Does this work require a City Permit? Yes _____ No _____

Received by Modification Committee on: _____

APPROVED: Yes _____ No _____

REASON FOR DENIAL: _____

Approved By _____ Date _____

Approved By _____ Date _____

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED AND WILL BE RETURNED TO YOU.

• A homeowner shall not make any additions, structural changes, or modifications of any kind to the exterior of the home, grounds, walkway, or driveway adjacent to the house. This includes platforms, railings, air conditioners, slabs, walks, fences, hedges or any other improvements or conversions, without prior written approval of the Association. • Planting the following trees or plants is prohibited: Ficus, Australian Pine, Century Plant, Oleander, Cactus, Schefflera, Melaleuca, Brazilian Pepper.

Revised 11/2020

MODIFICATIONS, ENCROACHMENTS, VIOLATIONS

- 1. A homeowner shall not make any additions, structural changes or modifications of any kind to the exterior of his home or to the ground, walkway or driveway adjacent to his house, including platforms, railings, air conditioners, slabs, walks, fences, hedges or any other improvements or conversions, without prior written approval of the Association.**
- 2. Any request for such alteration(s) must be submitted in advance in writing together with a sketch or plan to the Violations Committee acting for the Board. Safe, sound and fireproof materials are to be used. The alterations must comply with the South Florida Building Code. When necessary a permit must also be obtained from the City of Deerfield Beach by the owner.**
- 3. The Board will issue such approval in writing if not in violation of the Documents and after considering the effect of such alteration(s) on other homeowners and the overall appearance of the community.**
- 4. Any approval for alterations shall indicate a completion date. If the alteration is not completed by the specified time, the approval is null and void, unless an extension is obtained from the Board.**
- 5. The maintenance of all alterations is the responsibility of the homeowner.**
- 6. Where the homeowner does not submit such written request and does not receive such written approval from the Board, but makes such alteration, the Board in its discretion may fine the homeowner and direct the homeowner to remove such alteration and restore the property to an acceptable condition at the homeowner's expense.**
- 7. The Documents provide for the Association summarily to remove any violations or institute legal proceedings, and charge any expense involved in doing so to the homeowner, as well as place a lien upon the house.**
- 8. Widening of driveways from one car width to a total of 17 feet is permissible. Extension must be made toward the front entrance of the house and must consist of a surface of uniform color over properly compacted base course. Details regarding material and drainage shall conform to City of Deerfield Beach Code and proper permits must be acquired, in addition to permission from the Association. Driveways must be kept in good repair and re-surfaced when needed.**
- 9. Rain gutters and downspouts must be of standard white and the downspout located so as to discharge away from the neighbor's property.**
- 10. Painting and personalizing of exterior doors, shutters and garage doors is permissible. It shall be the responsibility of the individual homeowner to maintain same. General maintenance painting will cover only standard colors as chosen by the Board. Prior written approval of the Board must be obtained for any painting changes. Painting of walls inside enclosed front entrances, screened atriums and porches facing the street must conform to the color of the house.**