



Phase II Monthly Meeting • Tuesday, December 7th, 2021

The Board began the meeting by talking about some old business. One resident wanted to know why she needed a parking pass to park in her own driveway. The Board explained again that the driveways are considered limited common ground and the passes will help keep unapproved renters and “squatters” out of the neighborhood. Mike from BDM stated that most of trees have been removed from Green Road. More need to be removed as per the City Code Enforcement. President Bob Freund stated he will be stepping down as Board President next year. Kathy Barber will also be retiring as Secretary. Both have kindly offered to remain on the Board as Directors to help transfer duties to their successors. Elections for new board members will be held at the Annual Meeting in February. **The CLGV2 Annual Meeting will be held on Tuesday, February 1st at 7pm.** Please contact that Board if you are interested in serving our community. Keep in mind that we are a volunteer Board, and your help is greatly needed. The Board has been delegating more duties to our management company, but there is a lot of work still being done by our Board members.

Mike from BDM Property Management gave his report. He stated that most people have received their parking passes and are following the guest registration system. He receives 25-30 requests per night. He reminded the community that cars need to be off the road by 1:00 am, even if they have a resident parking pass. He gave out 160 violations in the neighborhood. The violations were taped on the doors of the homes. He received four responses from the violations taped on the doors. The city informed the Board that they needed to remove another 15 feet of Brazilian Pepper trees near the

guard rail area on Green Road. The work completed and the landscaping service will invoice the community. The fee will be \$1300 to remove the trees.

He stated that cars without parking passes or guest registration can be towed from driveways. He defined the term “limited common element”. He explained that driveways and lawns are limited common elements. They are to be maintained by the resident but governed by the HOA rules. The roads and the backyard light poles are considered “common ground”. He explained the importance of the parking pass system and how it has helped to remove illegal renters and “squatters” in the neighborhood. One resident was very upset that one of his cars was towed, even though it had a parking decal. Mike explained that the car was towed because it was in the road, after hours. The resident also told the Board that the towing company was very rude and aggressive. Bob promised to speak with them about how they handled the situation.

Treasurer Chris Jones reported that our old legal company is raising their rates. He suggested that we move any old files with them to Kaye Bender Renbaum. This would transfer all old business to our new legal team.

Bob opened discussion to the homeowners. One resident asked that for our landscaping company to raise the blades on their mowers, another resident stated that they need mulching blades. The company cuts grass every 10-12 days in the summer and two times a month in the winter.

Bob mentioned that we need to hire a new painting company soon. References need to be reviewed. Mike will have five quotes for the next meeting. The remainder of the meeting was dedicated to violations and resolutions. Residents are given the opportunity to resolve the violations before fines are given. If a resident with a violation does not come before the Board, and the problem is not fixed the fines will be enforced.

The next Phase II Meeting will be held on Tuesday, January 4th at 7:00pm.

**The next quarterly HOA payment is due
on January 1st, 2022.**



Crystal Lake Golf Villas Recreation's

★

**FAMILY
HOLIDAY
CELEBRATION**

& MOVIE NIGHT



**Thank you
to everyone who made our
Family Holiday
Celebration
a small,
but wonderful event!**

.....
**You are the 
of our community
and your
continued dedication
is greatly appreciated!**





To the Board and Homeowners of Crystal Lake Golf Villas II:

It has been an adventure and an honor for me to serve this community for 15 + years, first as a Board member and then as your Secretary. There are many things that always need to be done. I commend the Board for their untiring, dedicated service to keep the finances and daily running of the community transparent and on target. There is an enormous amount of work that goes on that is unseen, yet very important. We are a community with a budget over \$350,000. It is no small thing to make sure things are always done decently and in order. A big thank you to the Board for the diligent work to do just that. We need more help from the community - stepping up as Board Members and worker bees. I will still be around helping with any needs that come up.

My target for retiring is as follows:

January 1, 2022 - Retired, but training and transferring duties to the next Secretary.

February 1, 2022 - Last day as Secretary

If the Board wants, I will remain on the Board until the end of our fiscal year, June 30, 2022. Thank you for trusting me all these years helping with the business of keeping this organization not only afloat, but a thriving, attractive and vibrant community.

My Best Regards,

Kathy Barker

Kathy Barker, Secretary

WANTED

NEW BOARD MEMBERS

This isn't a coming from an angry mob of homeowners,
(but we have seen the posts on Nextdoor).

It doesn't take any real effort to
"get rid" of the current board members,
it just takes some **help** from the community.
The **crime** committed by the current board members
was saying, *"Sure, I'll help out".*

ALL of your board members were asked to join the Board
because they attended the monthly meetings and were crazy enough
to show an interest in the happenings of the neighborhood.

Not one of them has "run for office".

No one has ever needed to vote for them, because no one else
has offered to **VOLUNTEER** their time to sit on the Board.

This dedicated *and tired* group of six homeowners
is trying to "keep the wheels on the bus"
of our community of **325** homes.

Our incredible President and Secretary are retiring
from their positions after **15 years**
of mostly "thankless" community service.
They have been **extremely** dedicated and beyond kind.

Our community needs a committed, diverse, rational,
and good-intentioned group of people to help keep
our neighborhood looking good and operating well.

We are all busy.

Most of us run our households **AND** work full-time jobs.

Some of us have young families,
in addition to the other responsibilities.

Two of our current board members serve
on both the CLGV2 Board and the CLGV Rec Board.

One of our board members dedicates even more
of his time now that he is retired.

All of the other board members assist in setting up,
working and cleaning up the community recreation events.

We invite you to the proverbial table
and ask for your help running our homeowner's association.
Apathy is destroying our community.

***Your opinion does matter,
your involvement makes a difference.***

**Our thanks to the small group of homeowners
who routinely attend our monthly meetings
and provide constructive feedback.**

**For more information on joining the Board of Directors:
954-488-1772 • clgv2hoa@gmail.com**



GREETINGS!

From Tony Kline "Your neighborhood Realtor"

Wishing everyone a Happy, Healthy and Safe Holiday Season!



Tony Kline

tonykline@comcast.net

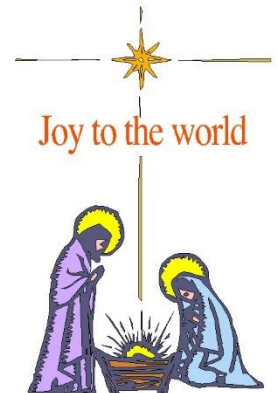
Crystal Lakes #1 Top Selling Realtor

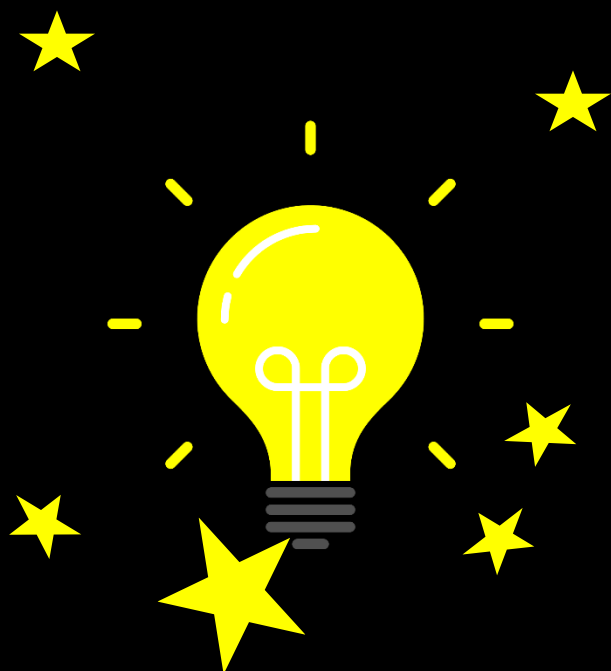
954-946-2477

Now over 130 homes **SOLD** in Crystal Lake!



Visit me at: TonyKlineRealtor.com or on
Facebook at Tony Kline - Real Estate





REMINDER:

Please keep your lamp
posts lit at night.

The light enhances
the security our ★
neighborhood.

Keep your car doors
locked and do not leave
valuables in sight. ★

*Stay safe and please look
out for your neighbors!*

AMERICAN BUILDING CONTRACTORS



A.J. Graziano

Home Exterior Consultant

• **ROOFING** •

954-588-2532

798 South Military Trail
Deerfield Beach, FL 33442



American Building Contractors
Insurance Restoration Services, Inc.

#CGC1514761 • #CCC1328490

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
Greg Murray

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue
Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Website: www.clgvph2.com

Arbitration Committee

Volunteers Needed

954-488-1772

Bookkeeping Services

Crystal Lake Golf Villas, Phase II

954-488-1772

Villager Editor:

Kim Frazer

Subscribe: clgv2hoa@gmail.com

Recreation Board Information:

presidentclrec@gmail.com

Rec Board Number 954-588-1938

Key Fob Appointments 954-588-1938

Website: <https://www.clgvrec.com>

Outback Landscaping

Mike 561-239-4530

TK Pest Service

Lawn Fertilizer & Pesticide Treatment

clgv2hoa@gmail.com

Final Notice Towing

954-393-0234

BDM Property Management

Violation Reporting

Michael Curtis

Mike@bdmpropertymanagement.com

District 3 Commissioner

Bernie Parness

954-480-4263

**Join [Nextdoor.com](https://www.nextdoor.com) to stay informed
between our monthly newsletters.**

*Nextdoor is the free and private social network just
for Crystal Lake neighbors.*

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

www.nextdoor.com/join

Code: HSQJBJ

CRYSTAL LAKE GOLF VILLAS, PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please email to: clqv2hoa@gmail.com

or bring to the monthly HOA meeting for quicker approval.

You may also place request in the **PHASE II** MAIL SLOT inside the clubhouse hallway.

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

Date: _____

Name: _____ Phone: _____

Address: _____

Email Address: _____

Modification request in detail: **(Roof modifications require a color swatch/sample.)**

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

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

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.

Crystal Lake Golf Villa Association II, Inc.

4791 NW 18th Avenue, Deerfield Beach, FL 33064 • 954-488-1772

clqv2hoa@gmail.com • www.clqvph2.com

Revised 08/2021

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.**