

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase II Early Fall 2025

CLGV2 Monthly Meeting, Tuesday, September 2, 2025

President Navo Wallace welcomed the homeowners and called the meeting to order at 7:06 and all board members were in attendance. August's minutes were approved. Greg motioned to approve, Chris seconded the motion, all approved.

Secretary Kim Frazer reported that the Board had two new homeowner interviews since the last meeting, and she expected at least one more in the next week. She also mentioned that there have been many modification requests approved, lots of improvements in the neighborhood. Kim also mentioned that Deerfield Beach and Coconut Creek came to an agreement with Waste Management. The landfill be closed in 2050 or if they hit their 25 million cubic yards of trash limit. They had been approved to increase the height by 100 ft. and 24 acres. They came to a settlement for the considerable expansion. Part of the agreement was that WWS would allocate \$15,000/year for litter cleanup along Sample, Wiles, Lyons, and Powerline Roads. Other concessions include odor control measures, ground water monitoring, and a 5% host fee to the cities. Coconut Creek has also convinced Waste Management to rename the site from "Monarch Hill" because they are known as the "Butterfly Capital of the World". A new name has not been decided on yet.

Director Greg Murray has not had many parking violations lately, only two have been reported. We still need to hire a towing company. He would like to have them drive through the neighborhood on weekdays. He has warned people with an informational flyer of the neighborhood parking rules. Chris had suggested using the violation warning pads that we had printed when John was monitoring the neighborhood. That allows for a duplicate copy to remain with the Board. One neighbor reported that the "No Go Booting" staff was very rude when he asked him what he was doing in our driveways. Greg reported to the owner of the company. The Board has requested signage on the patrolling vehicles. The staff should also wear a company T-shirt or vest.

CLGV2 Director (*and Rec Board President*) Greg Murray shared Rec Board information. New hurricane windows are coming to the clubhouse and exterior landscaping. They are fixing the gate by the pool. The billiard tables have been “re-felted” or resurfaced. Greg is planning a community billiard tournament to celebrate the improvements. Remodeling the ballroom will depend on insurance cost increases in October. The Rec Board is planning to fix the stage area, stage curtains, and remodel the kitchen.

Treasurer Chris Jones has asked our bookkeeper, Al Klimpt, to look into higher interest accounts for the Association’s money. Chris also asked our bookkeeper to stop sending collection accounts to KBR. The Board is interviewing a new law firm to represent the Association.

The Board feels that Matrix Lawncare has improved their service. Kim saw Pedro and his staff apply insecticide, weed control and fertilizer. Vice-President Hunter Greer mentioned that the service still needs improvement, but he does believe that it is better. Chris is concerned that Matrix may not be able to make a profit if he needs multiple days to complete the work. He also mentioned that Pam had to remind Pedro that the Board writes checks once a month and they need to be mailed out. The Board agreed that they will continue with Matrix if the service improves.

Chris reported that they found someone to install the speedbumps in the neighborhood. He charges \$25/hour for his services. The Board would like to wait until the weather cools down a bit before the installation. Greg would like them to be installed on NW 49th Street first. Greg mentioned that the sidewalk on NW 18th Avenue has been approved by the city. The project is scheduled for October.

There have been issues of home modifications done without approval. The Board is getting help from city code enforcement. Greg is still waiting for an answer regarding structures that have encroached onto common ground, without HOA approval and city permits. One of the property owners ignored a violation given by BDM in the past. Two of the homeowners must resolve their issues with city code compliance or go before a Special Magistrate for a hearing. The Board is concerned that people will just disregard the modification approval process if these homeowners are allowed to modify their homes without any repercussions. It may be expensive to return homes to the previous state. A maximum \$1000.00 fine may be issued, if approved by our attorneys. President Navon Wallace reminded everyone that the Board collaborates with homeowners to resolve issues; if it had been done properly it would have been approved. The Board is waiting for the City’s response to the homeowners. Both projects were done at least two years ago.

AT&T Fiber Installation has not been too disruptive. They will come back and replace sod if needed. They are working west to east. One homeowner did have a spliced line, and they ran an auxiliary line and credited their AT&T account. They were without service for a couple of days.

There were no homeowners' comments at the end of the meeting. Chris mentioned that Matrix did come out and put reflectors in his yard. The reflector lets the Matrix staff know that the homeowner wishes to maintain their own property. Please let the office know if you would like to do the same.

The October meeting was cancelled due to unforeseen work obligations for two of the board members. The Board apologized for the inconvenience.

The next CLGV2 monthly meeting is scheduled for Tuesday, November 4th at 7pm.



**Help us keep our “Trick or Treaters”
safe this Halloween.**

**Please be especially careful driving
on Friday, October 31st,
and keep your outdoor lights on
for better visibility.**

BINGO NIGHT WINNERS



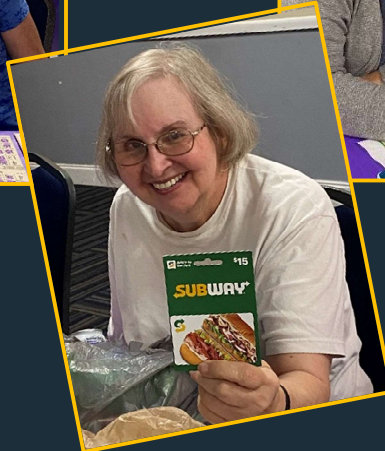
Check Out JULY'S Lucky Winners!



FREE POPCORN ALWAYS!

BINGO NIGHT WINNERS

AUGUST'S WINNERS!



What a night!
She won three
times!!!



BINGO

FREE POPCORN ALWAYS!

BINGO NIGHT WINNERS OCTOBER



Join us on the
third Thursday
of the month
at 7pm!



Crystal Lake Golf Villas, Phase II

Board of Directors

President: Navon Wallace

Vice President: Hunter Greer

Treasurer: Chris Jones • **Secretary:** Kim Frazer

Director: Greg Murray • **Director:** Victor Munoz

Administrative Assistant

Pam Bojec

clgv2office@gmail.com

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue, Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Crystal Lake Golf Villas, Phase II Info

Website: www.clgvph2.com

[Information, Forms, Newsletters,](#)

[Tutorials & Documents](#)

Volunteers Needed

www.clgvph2.com • **954-488-1772**

Bookkeeping Services

Crystal Lake Golf Villas, Phase II

954-488-1772

“The Villager” Newsletter

Subscribe: clgv2hoa@gmail.com

Recreation Board Information:

954-588-1938

presidentclrec@gmail.com

www.clgvrec.com

Forms Available on Rec Board Website:

Key Fob Appointments &

Guest Temporary Parking in Clubhouse Lot

Join “Nextdoor” Community

www.nextdoor.com/join Code: HSQJB

ParkingPass

<https://my.parkingpass.com>

Choose Resident Registration

Keyword: GOLD

Full Tutorial on www.clgvph2.com

No Go Booting

Vehicle Boot Payment & Removal

561-305-2954

www.nogobooting.com

Vehicle Towing

See company information posted on signs throughout the neighborhood.

Matrix Lawncare & Pest Management

Pedro • **561-599-1550**

matrixlandcare@gmail.com

Crystal Lake Golf Villas, Phase I

(The Neighboring Phase, Not Ours)

954-418-2170

District 3 Commissioner

Daniel Shanetsky

954-405-2324

City of Deerfield Beach Information

www.deerfield-beach.com

Broward County Information

www.broward.org

Broward Water & Wastewater

954-831-3250

Comcast Cable Services

Community Comcast Digital Starter Package

1-800-XFINITY • 1-800-934-6489

CRYSTAL LAKE GOLF VILLAS, PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please email to: clgv2hoa@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 Submitted: _____

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 _____

APPROVED: Yes _____ No _____

IMPORTANT NOTES: _____

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

clgv2hoa@gmail.com • www.clgvph2.com

Revised 09/2022

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.**