

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2 Late Spring 2024

Phase II Monthly Meeting • Tuesday, May 7, 2024

President Wayne Kennedy called the meeting order and thanked the residents for attending the meeting. Hunter, Greg, Chris, and Kim were present. Mike Curtis from BDM had a prior obligation, could not attend our meeting.

Secretary Kim Frazer stated that they had one interview last month, there are a few more homes for sale in the neighborhood and values are still holding well. She wanted to inform everyone that Waste Management wants to increase the height of "Monarch Hill" to 300 ft. She suggested that everyone write to the Deerfield Beach Commissioners and the Broward County Commissioners expressing their concerns for the neighborhood. She wrote a letter to the Mayor and Commissioners on behalf of Crystal Lake Gold Villas, Phase II. The DFB meeting was being held at the same time as our Budget Meeting, and unfortunately, we could not represent the community in person. If Waste Management gets the expansion approval, they will be using it for another sixteen years and the height will increase another 100 feet. She stated that our neighborhood is in the "looming shadow of that dump". Every letter written should express our concerns and ask DFB to stand strongly against the approval of the expansion. There will be a county meeting, May 21st (**postponed**) proposing the expansion project. West Deerfield already has a dump, a cemetery, and speeding traffic. She feels that the city commissioners ignore our neighborhood. Make your voice heard. She also stated that she had read that only 21 letters were received by the commissioner that first time the project was proposed to the county commissioners back in January. Only 21 letters representing **all the residents** of Deerfield Beach! Kim also stated that Coconut Creek is far more organized than Deerfield Beach in trying to block this project. Follow both cities' social media for updates.

CLGV2 Director (*and Rec Board Vice President*) Greg Murray shared Rec Board information. He reported that the weight machine needed to be repaired in the weight room. He promoted Bingo Night, which is held every third Thursday at 7pm. New signs will be placed throughout the neighborhood to remind everyone.

President Wayne Kennedy stated that the last phase of the **painting project** (Phase 4, 78 homes) is underway. Treasurer Chris Jones stated that we have 6 months to pay the final bill for the project. All 325 homes have been painted. Wayne said that we will see if A1 Tropic Painting will be hired again, 8 years from now. Greg would like to speak with them about some issues. He wanted to know why the white brick was not painted on all the homes. Wayne thought that the “stone” finish was supposed to have a natural finish. Chris stated that we need to do a final walk-through before payment. The Board will request touch up paint.

ParkingPass update: Greg informed everyone that the new parking system is called “**ParkingPass**”, and it will be replacing “Parking Attendant”. The old system was not working well, and passes were assigned without proper registration. All people living in the community need to register with the **ParkingPass** system to have a vehicle in their driveway. No decals are needed with this system, the license plates will be read. **Workshops were held to assist residents register their vehicles and guests.**

Treasurer Chris Jones informed the community about the financial and legal reports. He stated that Compass Outdoor Services will be doing three cuts per month this summer. We have our new lawyers Kaye Bender Rembaum managing all the HOA business, no business is left with Basulto Robbins. One resident owes \$13,700. And it has been turned over to KBR.

The proposed new budget was discussed. The new budget will be mailed out once approved. The HOA over budget by \$109,000. for the fiscal year. We have the funds because the painting project had been delayed for a few years. Because it is a fiscal year rollover, we are over budget due to the painting. We have two more payments for this fiscal year and then the following fiscal year will pay for the last painting phase.

We had only budgeted \$8000.00 for legal bills; we are at almost \$14,000.00 for legal bills this year. Unfortunately, there are many residents in default on their maintenance fees. He stressed that the Association does not want to send homeowners to foreclosure. The HOA does NOT want to own a foreclosed home. Once any issue reaches the lawyers, the Board cannot talk to the homeowner.

The budget figures may increase a little bit. But it looks like we are \$109,000.00 to \$110,000.00 over budget. Our current balance sheet has an operating budget is \$140,000.00, that is one quarter of the annual income of the Association. He stated that it is not a big reserve. Once we start saving for painting again the reserve will increase. The HOA needs to start thinking about the cost of repaving the

community roads. The City only owns the avenues. The HOA owns all the other streets. They will probably need to be repaved in 10 years at the cost of \$400,000.00. Chris stressed that we must start saving more for that now. There is currently \$165,000.00 in the road paving account for that project. There is about \$33,000.00 owed to the HOA in unpaid fees. Our new attorneys are not paid a dime unless we have Board questions regarding the Association. All legal fees are paid by the homeowner when collecting debts.

The current budget is \$585,000.00, that is \$450 quarter, or \$150 month. Our HOA fees are the lowest in the State of Florida, and we have documentation showing that fact. The new budget was going to be raised 15%, 5% of that is automatically for due to Cable, due to contract. We were under budget on a couple of line items. Chris was able to knock it down to a 10% increase after some balancing. That would have increased the quarterly fee by \$45.00. He was able to move some unused funds from last year's overage and make it only \$25 more per quarter, which is \$8.00 per month. That will just cover the Comcast increase. Chris stated that we are in the 3rd year of an 8-year contract with them. Next year we may be able to negotiate with them. In the past, the Board hired a company to help with the negotiations and Comcast gave the Association a \$50,000.00 "door fee", which they gradually get back through yearly increases. A resident asked if homeowners get to vote on a new contract, Wayne stated that all the homeowners were asked to attend the meetings to offer their thoughts on the services. We may need to revisit offering cable services if money is needed elsewhere for other projects in the future. Chris stated that providing cables services is the second highest expense to the HOA. Rec fees are the highest expense.

Chris explained the Profit and Loss report to the Board members. Cable increased by \$9,612.00, insurance increased by 10% to \$26,000.00. The lawn contract remained the same, due to a 2-year contract. The painting budget has been left unchanged to create a reserve for the next 8 years. Postage has increased to \$1500.00, 325 homes with five mailings. Legal is increasing from \$8000.00 to \$13,000.00. \$24,000.00 for accounting fees. Office supplies will increase, also. The HOA fees will only increase by 5%. The proposed budget will be \$475.00/quarter.

Chris asked the homeowners if they had any questions. One homeowner asked about the cost of BDM Property Management's fees. Chris stated that they received \$2600.00 per month, and Parking Attendant was \$975.00 per month. The new parking system is \$375 per month and Chris would like to use the \$600 per month for lawncare spraying. One homeowner asked if the management company was worth the cost. Chris stated that the Board was asking the same question. The parking system was not working correctly. The new system is much easier for homeowners to use. Wayne stated that

we can look up vehicles and text the owners to move their cars if blocking a neighbor. Administrative Assistant, Pam Bojec stated that the Board has already had 27 unregistered people try to register their vehicles. Renters have been discovered, and residents need to be vetted. Chris said that the Board does not want to tow vehicles. This process will allow the car to be “mobilized” sooner and at a lower expense to the violator. The new company will boot cars, not tow vehicles, from driveways. They should get back to you within 20 minutes. “Part-time residents” can be registered to your home. **For example:** a caregiver, returning family member, or a friend that stays over often. They will be subject to a background check. Because we do not have a “gated” community, this process will background check people living in the neighborhood and help keep everyone safe. One homeowner wanted to know why the Board stated that we need to protect the assets of the homeowners yet will not allow rental properties. Both Wayne and Chris stated that the Board is just enforcing the Rules and Regulations in the original documents which state that **we are an “owner-occupied” community**. Wayne stated that hardship cases may allow for rentals, after the home is owned for over three years. Homes may not be purchased for financial gains. To change the documents, Kim stated that it would be an extremely expensive legal process requiring 2/3rd of the residents to agree to the change. Everyone agreed to the “Rules and Regulations” when they moved into the neighborhood.

One resident asked if we could reduce the postage in the budget by emailing most HOA documents. Chris stated that we must have everyone agree to electronic mailing. Another resident asked if we would continue to use BDM Management, could we cut that service from the budget? Wayne and Chris explained that the Board has already changed the parking system and may look for a different management system for the future. They also reiterated that the HOA needs more help, they cannot manage everything with just five directors. We especially need help with violations, but most management services are costly, and they want to “take over” all of the Board’s duties. Navon Wallace offered to serve on the Board again, they will reach out to him. Navon served as “Treasurer” in the past.

Wayne stated that the community needs to make their opinions heard, and the Board does listen. Kim said that they understand that no one wants to be “governed over”, but what if you have a house in disrepair next to you? The rules must be enforced. If anyone knows of a good management company, please refer them to the Board to be interviewed. The Board interviewed a few companies before hiring BDM Property Management. BDM was able to do the service needed within the budgeted cost. BDM was mostly only hired to oversee violations and parking issues. Other companies wanted to do EVERYTHING, including bookkeeping at a much higher price. Chris asked if residents are upset over a \$25/qtr. increase, how is anyone going to afford a full management company? It is a fine balance between the services needed and what homeowners can afford. Chris reminded everyone that the

Board is as frugal as can be. Wayne stated that not having a management company will cost us more in legal fees.

Chris ended the open budget discussion by proposing a \$25/quarter maintenance fee increase. Wayne motioned to approve; Greg seconded the motion. All approved. New coupon books will be mailed out by the end of May.

Wayne opened the floor to homeowner concerns and comments. One homeowner wanted to know why the legal fees might increase. Wayne explained that more issues will be handled through the attorneys, rather than the management company. The Board wants things done correctly.

Another homeowner wanted to know why there was no homeowner influence in the budget decision. Wayne stated that we opened the floor for discussion of the proposed budget to the homeowners. The Board is responsible for making the best decision for the community. Again, everyone serving on the Board was appointed, no one was voted into the position. **WE HAVE NEVER HAD ENOUGH INTEREST TO HAVE AN ELECTION.** This is an all-volunteer Board, trying to manage 325 homes as best as possible.

One homeowner voiced his opinion that we should change the documents to add rentals to our neighborhood. Greg stated that you can change the By-laws; by having 2/3rd of the homeowners agrees to change the rules. It will be an expensive proposal. Another homeowner reiterated that it would be an expensive project and difficult to get most of the neighborhood to agree to a rental change. Kim also stated that if we were ever to amend our documents, many things should be addressed at that time to warrant the legal expense. Wayne reminded everyone to get signatures from the community is exceedingly difficult.

There was a question about extending the guest parking pass. Wayne said that we can address it, the system is mainly to flag rentals. You can register “part-time” residents, background checks will be needed. Another homeowner commended the Board and stated that you may not have the same problem that your neighbor is having and to be careful about allowing rentals in the neighborhood.

A resident asked how to park at the Rec Center. Greg answered that the need to register through their website: www.clgvrec.com

A homeowner asked what happens when someone does not resolve their violations? The Association can put a lien on the property. Another homeowner stated that if you have a lot of rentals in the neighborhood, mortgage rates are higher and there are many more issues with homes in disrepair. There was a complaint that the garbage trucks are leaking and leaving streaks on the streets, Wayne has already reported the issue.

There was a question about overgrown trees, it is the homeowner's responsibility. Email the Board to help with the issue. Wayne is trying to address some big tree problems with the lawncare company. They are trying to get estimates on the bigger projects.'

A homeowner needs to register a caregiver for her child, she will need to register the person and they will need to pay for a background check. There are tutorials on our website to help with registering cars and guest parking. Decals are not needed. You need to be in the system before June 3rd, or you will be subject to car booting.

One homeowner had some painting issues and wanted to know why she wasn't notified that she was behind in her HOA fees. Pam Bojec stated that the homeowner had received a letter from the bookkeeper. If you fall behind on fees, you should receive a notice. Wayne wanted to speak to our accountant about the problem and inform us of issues more promptly. **Don't forget to change your monthly HOA payments to reflect the \$25/qtr. fee increase in July 2024.**

One resident asked when the parking system changed, and why was his car towed a couple of months ago? Chris will reimburse the towing that was done after Private Parking Management was terminated. The homeowner needs to show his receipts. Another resident wanted to know what the ParkingPass access code is: **GOLF**. Tutorials on www.clgvph2.com Homeowners can park in each other's driveway if they have "written" permission.

One resident thanked the Board for keeping the increase to **\$25/quarter** and mentioned that her son pays **\$500/ month** at Independence Bay. She also spoke out against rentals in the neighborhood.

Greg mentioned that house color changes would need to be voted upon and signatures would need to be collected. A homeowner was upset that his car was towed in the past, the Board will be booting cars, not towing them from driveways. This should prevent people from missing work. Vehicles can be towed from the street and grass if parked incorrectly.



DON'T GET TOWED OR FINED!

IT IS NOT ONLY DANGEROUS, BUT IT IS **ILLEGAL** TO PARK
IN THE OPPOSITE DIRECTION OF TRAFFIC.

YOUR VEHICLE WILL BE TOWED

AND YOU MAY BE TICKETED IF THE POLICE
ARE CALLED TO THE LOCATION.

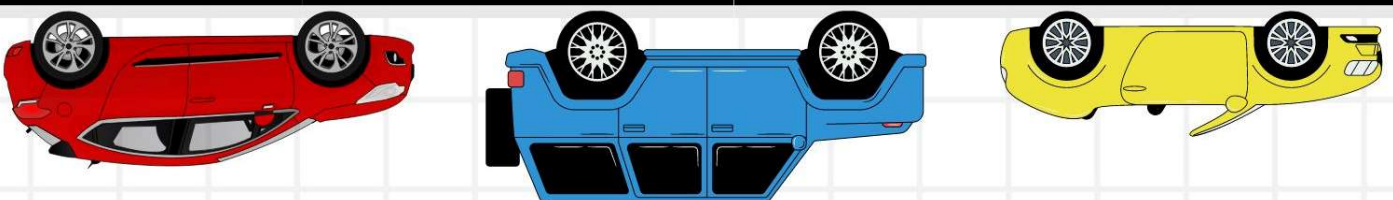
ALWAYS PARK IN THE SAME DIRECTION AS TRAFFIC.

DON'T BLOCK MAILBOXES OR DRIVEWAYS.

NEVER PARK ON THE STORM DRAINS OR GRASS.

ALLOW ENOUGH ROOM FOR VEHICLES TO PASS
EASILY THROUGH THE NEIGHBORHOOD.

**EMERGENCY VEHICLES NEED TO PASS EASILY,
SOMEONE'S LIFE MAY DEPEND ON IT!**



BINGO NIGHT WINNERS

APRIL



**Look at these
lucky winners!**



BINGO NIGHT WINNERS



**HAPPY
BIRTHDAY
JOANNE!**



MAY!

BINGO



FREE POPCORN ALWAYS!

**Crystal Lake Golf Villas, Phase II
Board of Directors**

President: Wayne Kennedy
Vice President: Hunter Greer
Treasurer: Chris Jones
Secretary: Kim Frazer
Director: Greg Murray
Director: Navon Wallace

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, Past Newsletters,
Tutorials & Documents**

Volunteers Needed

www.clgv2hoa.com • **954-488-1772**

Bookkeeping Services

Crystal Lake Golf Villas, Phase II
954-488-1772

“The Villager” Editor: Kim Frazer

Subscribe: clgv2hoa@gmail.com

ParkingPass

my.parkingpass.com

Choose Resident Registration

Keyword: GOLF

Full Tutorial on www.clgvph2.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***

TowMaxx Towing Company

Report Violation or Recover Vehicle

954-680-0105

3816 NW 49th St., Tamarac, FL 33309

Compass Outdoor Solutions

Lawncare

Mike Bollon • **(954) 448-2225**

mike@compassoutdoorsolutions.com

Crystal Lake Golf Villas, Phase I

(The Neighboring Phase, Not Ours)

954-418-2170

District 3 Commissioner

Bernie Parness • **954-480-4263**

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

Join “Nextdoor” Community

www.nextdoor.com/join Code: HSQJB

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 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

clqv2hoa@gmail.com • www.clqvph2.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.**