Phase II Monthly Meeting • Tuesday, November 2nd, 2021

The meeting began with a remote report from Mike Curtis of BDM Management. Kathy read the details from his report. She stated that twenty residents want to speak to the Board regarding violations. The Board will hear their comments at the end of our December meeting. He is currently handling a "squatter" situation in a neighborhood home. Eviction proceedings have started, and the "non-residents" are fighting the procedure. BSO is assisting in the process. The invasive Brazilian pepper trees are being removed from Green Road to avoid a Deerfield Beach city fine. New towing rule signs will be replacing the old ones in the neighborhood. The poles will be stronger and have more community information posted.

Director Greg Murray requested that the Board write a letter to the city to allow the city to install a traffic calming table on NW 13th Avenue. Kathy agreed to write the letter and with the Board's permission, the speed table should be installed soon. He also reported that a homeowner with overgrown trees is working on getting them trimmed or removed if necessary. Residents have been complaining that they are having difficulty seeing when pulling out onto NW 13th Avenue.

Kathy Barker gave her Secretary report. She stated that the Board did two interviews for new homeowners. She was able to have some important points and the "Rules and Regulations" into translated into Creole. She was still working on having them translated into Spanish and Portuguese. The Board all agreed that having the basic rules in a few different languages would be highly beneficial for the community. Kathy also informed the residents that she will be resigning as Secretary in January. Her services will be

greatly missed, as she does just about EVERYTHING for the community. Many of her responsibilities will be picked up by BDM Management Services.

The CLGV2 Annual Meeting will be held on Tuesday, February 1st at 7pm. If you are interested in becoming a Board member, elections will be held at that meeting. 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. Treasurer Chris Jones reported that finances are good. The insurance has been renewed.

President Bob Freund opened the meeting to homeowners' comments. A homeowner requested that the city take care of the rest of the property that borders the lake and Green Road. He also inquired about having a barrier or fence installed along Green Road to prohibit trespassing among the lakefront properties. Another homeowner wanted to know who should be trimming a tree that falls between home properties. Bob suggested to talk to the neighbor first. If a tree poses a danger to another home, they can file a violation complaint. You can trim a tree that overhangs into your property, but it is best to speak to your neighbor first. Please be reminded that all exterior work needs prior HOA approval BEFORE work begins. A modification request can be sent to CLGV2hoa@gmail.com for quick approval. Requests can also be reviewed at the monthly HOA meetings. A modification request form appears at the end of this newsletter. Roofs must be in the tan, brown and terra cotta color palette. Due to difficulty in getting roofing materials, it has been suggested that homeowners get approval for a second choice of color on their initial modification request.

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

Please check out www.clgvph2.com and www.clgvrec.com for community information.

Greg has also created a tutorial to help residents with our new parking registration system.

There is also information on registering guests. The tutorial link is:

https://www.youtube.com/watch?v=EBx7ji04xBw&t=6s

Crystal Lake Golf Villas Rec Board's Food Truck Friday Night





GEOO-OVERD
FOOD THUCK FRICAY.

PJ's Seafood • Linos Refresqueria

Maypo's Ice Cream

We had some costumes, candy, umbrellas and lots of delicious take-away food! Everyone stayed dry inside the clubhouse with great music by DJ Greg.







Friday, December 3rd
at 5:30pm
For our next

FOOD TRUCK
FRIDAY
NIGHT!

Join Us



Rec Board Monthly Meeting • Thursday, November 4th, 2021

Events Coordinator Greg Murray began the meeting with some event information. He informed the Board that Bingo night was a big success. Two dozen people attended the monthly event. Winners receive gift cards from restaurants like Outback Steakhouse, Olive Garden, Longhorn Steakhouse, Chik-fil-A, Buffalo Wild Wings, Burger King and more. The cost is six (3 board) game sheets for \$5.00. The snack bar serves snacks, drinks, and hot dogs for \$1.00 - \$2.00. Popcorn is ALWAYS FREE! Greg plays great music in the background and Chuck calls the winning numbers. Volunteers are always appreciated. The event is gaining regular attendance from residents and some of our nearby neighbors. The next Bingo Night will be held on Saturday, January 15th at 7pm.

The Rec Board is planning a Holiday Party/Movie Night for Saturday, December 11th at 6:30pm. There will be complimentary desserts, drinks, snacks, and popcorn. The family movie will be "The Santa Clause" and is rated PG. The night begins at 6:30pm and the movie will start at 7:00pm. Hot dogs will also be available for purchase. They hope to have a family holiday photo spot. Volunteers are GREATLY needed to help with the event. Please contact the Rec Board at https://www.clgvrec.com if you can help make this a great night out! The event is for residents and their guests only.

President Brooke Meltzer reported that the gym repairs are finished, and a pool cue holder has been installed in the billiards room. Two sticks are now available for guests to use. The speaker system was installed throughout the building. Announcements will now be able to be heard on the pool deck.

The Board discussed next year's budget and approved it with some minor changes. They also mentioned the need for volunteers to join the Board next year. If you are interested in volunteering your time, please contact the Rec Board. The next meeting will be held on Thursday, December 2nd at 7:00pm.



I have some brief thoughts I would like to share with you, my fellow homeowners. I want to commend Kim Frazer who has worked very hard to get the Villager out to our homeowners, and for doing a wonderful job on it. She takes some candid photos and puts them in the newsletter. That's always fun to see. I would also like to commend Greg Murray for his work on creating a web site for us and the Rec Board, and also coordinating the Rec Facility activities. He posts announcements and photos on the message screen in the lobby. Come on out and you might find yourself "on TV." The Friday Food Truck Night events have been great. It is getting neighbors out meeting and greeting each other. He also coordinates and DJs for that event and for the Bingo Nights. There are others involved in getting those events going and cleaned up afterwards. So come out and enjoy our lovely weather and meet some new friends in the neighborhood. An informational banner goes up the week before each event. There is a Christmas party coming up in December, and other things in the works. Helpers are always needed. Come and use your talents to serve your community.

The majority of Crystal Lake Golf Villas II homeowners keep their homes looking great, cooperating when necessary to help the Board comply with some legal matters, keeping in mind what our Rules and Regulations require of us. More of you have been coming to our Board Meetings the first Tuesday of every month at 7 pm. You can't imagine how pleased we are with so many showing interest and coming to our scheduled meetings!

Your Board has been distressed for a number of years with the violations some residents have committed and continue to commit. We have not successfully dealt with all the violations, but I think we are finally getting some things cleaned up and some violations resolved. Illegally parked cars are being towed, violations are being given for improperly stored items on common ground, houses in disarray and other things. Change isn't always easy or quick. Please bear with us as we

cooperate with the maintenance company BDM to get back our beautiful and peaceful community. Very soon we will have available our Rules and Regs and a couple of other documents translated into Spanish, Creole, and Portuguese. This should help when new homeowners are interviewed and given the rules and all the details, they will need for living here. If you already live here and would like a copy of the Rules in your first language, we will make them available on our website.

I have been your secretary for 7+ years. I have enjoyed many of my duties and have been able to meet all the new homeowners as they purchase their homes here in CLGVII. I have seen your Board deal with very difficult situations at times. They have dealt with hard matters in a very professional way, being very transparent with homeowners in all our personal and business matters. I am sad to say I will be stepping down as secretary around the first of the year. I feel I am unable to keep up with all the matters that constantly come up. I will help coordinate the transition as much as needed. I will stay on the Board for perhaps half a year if that is agreeable to the Board Members.

May I take this time to ask you to do the following to make the job of all the Board Members easier:

PAY YOUR MAINTENANCE ON TIME.

USE THE AUTO-PAY OR BANK TRANSFER FEATURE.

IF YOU LEAVE THEM IN THE CLUBHOUSE BOX,

THEY CAN TAKE 2-3 WEEKS BEFORE THEY ARE DEPOSITED.

DO NOT PUT LOSE CHECKS IN THE HALLWAY BOX.

PUT THEM IN AN ENVELOPE.

CALL THE COMMUNITY PHONE FOR MATTERS WITH YOU AS A HOMEOWNER.

CALL THE REC BOARD FOR MATTERS DEALING WITH THE CLUBHOUSE:

KEY FOBS, USE OF THE POOL, USE OF THE BALLROOM,

FOLLOWING THE RULES POSTED ON THE PATIO, GYM AND BILLIARDS ROOM.

THIS WILL MAKE LESS WORK AND STRESS ON YOUR VOLUNTEER BOARD.

THEY GIVE MANY HOURS TO KEEP THINGS RUNNING.

THANK YOU FOR HELPING US ALL TO HAVE

A LOVELY, FRIENDLY COMMUNITY.

CELEBRATION Colf Villas Recreation's AMILY HOLIDAY CELEBRATION

& MOVIE NIGHT

Join us for a fun night out with friends and family.
We'll have complimentary treats, desserts, drinks, and popcorn.
Hot dogs will be available for purchase.

Disney's "The Santa Clause" will be playing on the big screen!

THE MOVIE BEGINS AT 7:00PM

• IN THE CLUBHOUSE BALLROOM •

This holiday event is for residents and their guests only. **Volunteers are always needed.**

Please contact the Rec Board at 954-588-1938 Email: clgvrec@gmail.com • https://www.clgvrec.com













Happy Thanksgiving!



As I count my blessings this Thanksgiving Day, know that you are among them.

Clients like you have made my business what it is and for that I am extremely grateful.

Wishing you and your loved ones a peaceful Thanksgiving and a joyful holiday season.

Tony Kline

AllStar Realty

954-946-2477

Crystal Lakes #1 Realtor

Over 130 Homes SOLD

in CLGV alone!





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



#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 Kev 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 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: clgv2hoa@gmail.com

or bring to the monthly HOA meeting for quicker approval.

You may also place request in the PHASE II MAILSLOT 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 s	same modification	on, please include a photo.
Company Phone Number:		
Company Phone Number: Start Date:		
		r, A NEW APPROVAL WILL BE NEEDED.
Does this work require a City Permit?		
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.

MODIFICATIONS, ENCROACHMENTS, VIOLATIONS

- 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 <u>null and void</u>, 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.
- 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.