

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase II Summer 2025

CLGV2 HOA Monthly Meeting, May 6, 2025

President Navon Wallace opened the meeting by announcing the addition of Victor Munoz to the Board. We appreciate Victor volunteering to join the Board. He is currently working on the upcoming lamp post project with Greg Murray. They walked the neighborhood and surveyed the backyard lamp posts for a condition status. The Board hopes to work on the project this year.

Secretary Kim Frazer reported that there have been two new homeowner interviews since the last meeting. She believes that there are nine homes for sale in the neighborhoods. Prices are staying about the same as last month.

Treasurer Chris Jones mentioned that Matrix Lawncare will replace Compass Lawncare on June 1, 2025. A certified letter was sent agreeing to end Compass' contract one month earlier.

The owner of a property that was going into foreclosure has paid \$3180.00 in past dues. The homeowner is also reimbursing the Association \$1000.00, the fee for the court appointed guardian ad litem. Another homeowner has caught up \$3500.00 on past due fees. Almost \$10,000.00 was recovered last week.

Comcast has informed the Board of a 5% increase in the cost of service. This was expected and the cost was built into the budget. We have four years left under the contract and we can start to renegotiate soon. Internet service could replace cable service in the next contract. The HOA would need to hire someone to help the negotiation process and to investigate service providers. Greg asked if the Board had to go door-to-door to find out who was using cable television. The company provided the information and less than 40% were using streaming services. The Board believes that more people may want internet service now. Greg asked if it would be helpful to survey homeowners about what service they wanted. We could start asking the community. Kim mentioned that meetings were held before the last contract and at that time homeowners still wanted the cable service. Now more people may be using streaming services. Navon feels that the Board should start looking into service providers soon.

Director Greg Murray reported that homeowners have been complaining about having their cars booted. Some have asked if we can help them with the violation fee. That is not possible. Please make sure your information is entered correctly and updated if necessary. The community cannot

pay the bill of violators. The booting and towing companies are the only ones making money on the entire process, not the Association. One homeowner mentioned that it was “unnerving” that the booting company surveys the neighborhood in unmarked cars. The Board agrees that they need signage on their vehicles. The Board will ask No-Go Booting to put magnetic signs on their vehicles. Greg also mentioned that not many cars are booted, most homeowners are following the rules.

Director Greg Murray also volunteers as the Rec Board President. He mentioned that it takes a lot of time and money to manage the recreation property. The Rec Board will be discussing upcoming projects at their next meeting. They want to replace the windows with impact windows, improve the landscaping and the irrigation system. They also want to improve the ballroom. He said to expect big changes and improvements!

Bingo is held every third Thursday of the month at 7pm, it is \$5.00 to play. They have gift cards for prizes and a 50/50 drawing at the end of the night. Food and drinks are available at reasonable prices, and they serve FREE popcorn, always! All ages are welcome, please feel free to bring your friends. Greg encouraged everyone to look at the website for upcoming events. He always welcomes suggestions for community events.

Crystal Lake Day will be on Saturday, June 14th, 2025. The day will celebrate the residents of Phase I and Phase II and their guests. Free food, drinks, and fun at the clubhouse from noon-5pm.

The city has given the Rec Board permission to have a lighted sign to advertise events at the clubhouse. It cannot be an animated sign. This will help advertise community events.

Navon announced that the Board has come to a settlement with BDM Property Management; the lawsuit has been dropped.

The Board was expecting a proposal presentation from Matrix Lawncare. Unfortunately, Pedro was in a car accident and could not attend the night’s meeting. A special meeting will be scheduled in the future. He needed to increase the lawn cutting cost per house to \$9.50. Matrix comes highly recommended by neighborhood residents that use him for their own properties. Compass wanted to increase the monthly fee by \$3000.00 per month, a \$36,000.00 per year increase. Chris would like to hold Matrix to a 2-year contract without any price increase. One homeowner wanted to know if the Board could hold homeowners accountable for not taking care of their lawns. The Board wants Matrix to help let the Board know lawns are in disrepair. We now have enough residents to serve on a mediation board to help with violations. **RESIDENTS NEED TO WATER THEIR LAWNS!** The city may be able to help us with code violations regarding lawns in disrepair.

Please report any violations that you see in the neighborhood and send photos with the reports. One homeowner asked why the city code enforcement has not fixed the abandoned home on NW

18th Avenue? The home is currently in probate, and nothing can be done right now. There was also a report of trees overhanging Green Road's bike lane. Possibly the city could help with that issue.

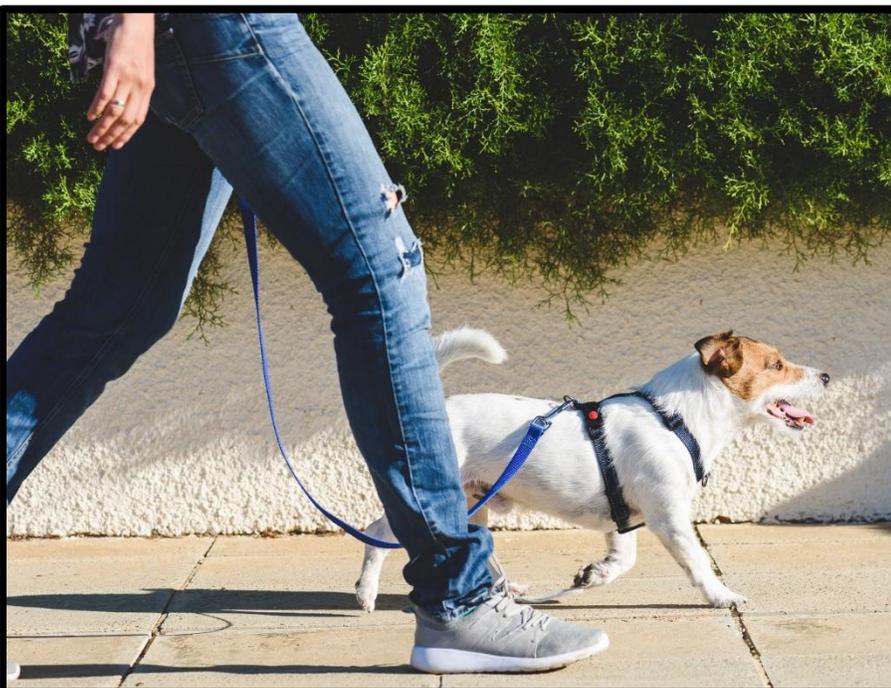
Storm Drain Project: The project is proposed for late May. Mostly affecting Phase I and the homes on Crystal Lake Drive. Expect traffic delays and detours.

Greg mentioned that the Deerfield Beach website has some useful information. The Board would like BSO to attend some meetings. Greg is planning a special meeting with the Chief of Police to discuss Green Road and other issues. The Mayor and Commissioner may also attend the meeting. The Board stated the new Mayor and Commissioner have been extremely helpful to CLGV2.

Carmel Towing company will provide a proposal for community towing. New signage will be needed at the cost of \$640.00. They will patrol at night and monitor during the day a few times per week. Board members can call in violations at any time. Homeowners can call to have a car removed from their own driveway. Carmel will work with No-Go Booting and the ParkingPass system. The Board would like to negotiate a better sign cost. A vote will be needed at a special meeting.

The Budget Meeting will be held on Tuesday, June 3rd at 7pm. Chris will be reaching out to vendors to see if any increases are expected. He will send a budget proposal to the board members for review.

There are still speeding issues on NW 48th Place. There are also concerns about increased traffic during the SW 10th Street Extension Project. Homeowners have requested more speedbumps or stop signs be added in the neighborhood. These would be questions to ask at the special meeting with BSO. Chris will also investigate the price of adding more speedbumps in the neighborhood.



ALWAYS BE A GOOD NEIGHBOR!

Please keep pets on a six-foot leash.

Be respectful of your neighbors' privacy and walk your dog near the street.

Remember to bring enough bags to pick up after your pet for the entire walk.

CLGV2 HOA Monthly Meeting, June 3, 2025

President Navon Wallace welcomed everyone to the meeting. Secretary Kim Frazer reported that one new homeowner interview has been interviewed since the last meeting. Homes sales are slowing down. Home listings are currently \$385,000 - \$420,000. in our neighborhood. She believes that there are seven homes for sale in the neighborhood.

Director Greg Murray reported that the ParkingPass is still working well. Some homeowners still call with questions on how to register their vehicles and guests' cars. Greg has posted tutorials on all the procedures on our website: www.clgvph2.com The Board still needs to work on the violation process. Neighbors have complained about violations in the community. Chris mentioned that we now have enough volunteers for the mediation process. Both Greg and Navon have been attending HOA webinars, and the Board is doing things correctly with the parking system.

CLGV2 Director (*and Rec Board President*) Greg Murray shared Rec Board information. They have been working on fixing the property's irrigation system. They are also going to install impact windows in the front of the building. A beautification plan will be put into effect after the other projects are completed. He also mentioned that Sally Shaw joined the Rec Board. The ballroom will also be improved, including the sound system. Director Victor Munoz will be helping the Rec Board with that project. All the improvements will increase ballroom rentals. It costs residents \$500 to rent the room all day (16 hours). There is also a \$200 security deposit. There is more information on their website: www.clgvrec.com They will also be working on the pool area gate. The rental fees help offset the cost of many of the projects. The Rec meeting on Thursday, June 5th will include a presentation, "Living with Coyotes", presented by Florida Fish and Wildlife. Greg also welcomed everyone to "Crystal Lake Day" on Saturday, June 14th, 12:00 - 5:00pm. There will be lots of food, fun, and prizes. Bingo is held on the third Thursday of each month. It is always a fun night of music and winning!

Greg reported that Carmel Towing Company was going to charge us \$640 for signage. The owner was supposed to attend last month's meeting and could not attend this month's meeting due to the lack of childcare. They do not seem to want our community's business. Carmel had been referred to us through our District 3 Commissioner, Daniel Shanetsky. The Board needs to look for another towing company. The booting company is still working well. Navon mentioned the importance of having a reliable and *trustworthy* towing company.

Matrix Lawncare will be starting this month. Chris wrote the final check to Compass Outdoor Solutions. That old contract has been completed and signed off on. Navon is still waiting for the newly signed contract from Matrix. The first cut will probably be around June 9th.

Treasurer Chris Jones reviewed the 2025 budget proposal. The 2025 Budget will be mailed out to the community once it is approved. All of this information is on the “private” part of our CLGV2 web page. You will need to be screened and given a password to use that section. Response is very quick as per Greg.

Chris reviewed the balance sheet; our total assets are \$453,000. and our total liabilities and equity are \$453,000. We are a not-for-profit association. Chris explained the balance sheet by line-item to the homeowners. He reviewed which items he felt would increase in cost and which would remain the same. He mentioned that we need to start a “Road Fund” with some surplus money from common area maintenance line-item (\$25,000.). It was over \$165,000. to pave the roads over 13 years ago. The Board expects the project to be over \$200,000. the next time it needs to be done. The Board plans to add \$40,000. to the “Road Fund” for the next 5 years to cover the expected cost of the project.

The fees will go up \$25 per quarter to cover the expected cable increase, postage, and other contractor fees. The Board does expect the cost of violation enforcement to increase if we do not hire a management company. The attorneys will manage more of the paperwork. It is a lengthy process if the violation is not brought to compliance quickly.

Navon was wondering when the roads would need to be done again and how would we know? We could possibly hire a company to inspect the community roads. Kim wanted to know if the roads would be surveyed before the surrounding projects begin. We know that the vehicles detouring through the community may damage our roads. Possibly the Association could be reimbursed for the damage? Greg will contact the city to see if they can help with the inspection. We need to know the longevity of our streets. **Greg motioned to approve the budget, Navon seconded the motion, all approved.**

One homeowner mentioned that she thought it was unfair that Chris had to put expenses on his own credit card. Chris had mentioned earlier in the meeting buying “Visa” gift cards to cover expenses initially, rather than having to be reimbursed. He mentioned that because the Association is not-for-profit, a board member must secure the debt on a HOA-assigned credit card. He does keep exceptionally good records, and they are transparent to anyone interested.

Another resident complained that some homeowners are not taking care of their lawns, landscaping, and trees. “Things are looking shabby.” She also mentioned that the mailboxes are in disrepair and the lamp posts are leaning. One homeowner asked how often pest control (lawn), and fertilizer will be applied to our lawns. Chris stated that weed control, insecticide and fertilizer

are applied four times per year. He and Greg both recommend adding “Weed and Feed” between treatments. She asked if new homeowners are told that they need to take care of their home exteriors during their interviews. All of the board members spoke of the hour-long interview and review of the “Rules and Regulations” of the HOA. Violations need to be enforced, and volunteers are needed. She also offered to help with the process. Also, homeowners need to water their lawns! Please send photos of violations to clgv2hoa@gmail.com or clgv2office@gmail.com

Another homeowner asked if AT&T Fiber would be offered through the community. Navon stated that you can get your internet service from any provider. Our HOA is still under contract with Comcast Cable for a few more years. Internet service may be considered for the next contract. The Board will ask for community input.

Greg stated that the cemetery got fined for code violations. One homeowner complained that they are being maintained at a height that does not hide the cemetery view. The new hedges need to be trimmed at a taller level for privacy. They need to let the hedges grow taller! Greg suggested anyone with concerns should contact our Commissioner Daniel Shanetsky. www.deerfield-beach.com

One homeowner asked how the HOA can invest money for future projects. She asked about Bitcoin and annuities. Navon said that it needed to be a guaranteed investment. Possibly CDs would be an option. Hunter stated that current home prices in the neighborhood are \$350,000. to \$400,000. Value depends on the location of the home, the number of bedrooms and if it has been renovated. Another homeowner asked if reflectors could be installed at the next road paving and could homeowners have their driveways paved at a bulk price?

There were reports of BSO pulling over cars on Green Road and the speed control sign is helping. We could be on the rotation for the use of that speed warning sign. There will be no July meeting.

The next CLGV2 HOA monthly meeting will be held on Tuesday, August 5th at 7pm in the clubhouse ballroom.

Some homeowners still need to give consent to email documents and notifications that do not need a signature.

This would permit the Board of Directors to email all meeting notices, general notices, and proposed or pending changes to Association documents that do not require a homeowner’s signature. Delivery would be via email rather than postal mailing. This would help with faster communication and save postage and printing fees.

Please return the email consent form to Pam Bojec, clgv2office@gmail.com to help get this process approved. The following form can be emailed or printed and dropped in the Phase II mail slot in the clubhouse hallway.

Crystal Lake Golf Villas Association II, Inc.

4791 NW 18th Ave
Deerfield Beach, FL. 33064
954-488-1772

AFFIRMATIVE ACKNOWLEDGMENT OF CHANGE IN DELIVERY METHOD CONSENT FOR CRYSTAL LAKE GOLF VILLAS ASSOCIATION II, INC. TO EMAIL NOTIFICATIONS AND DOCUMENTS THAT DO NOT REQUIRE A SIGNATURE

Date: _____

I, _____ hereby certify that I am the owner of the following property located at _____, Deerfield Beach, FL 33064 which property is within the community managed and operated by Crystal Lake Golf Villas Association II, Inc. ("Association"). I hereby acknowledge my understanding that the Association will be changing its method of delivery of notifications and documents from mail delivery only to email delivery. Further, I authorize the Board of Directors to send to me by email all meeting notices, general notices, announcements and proposed/pending changes to the Association documents that do not require a unit-owner signature, as allowed under Florida Law, for the above referenced property.

For the purposes of this notice, my approved email address is _____. I will provide an updated email address if the above address changes, and I will not hold the Board of Directors, nor the Association's Management office responsible or liable for my failure to provide an updated email address.

I understand that, pursuant to Florida's Homeowners' Association Act, any email provided for the purpose of official notice is an inspectable record of the Association and will therefore be provided to Unit Owners upon request.

Print Name (Owner #1)

Signature

Print Name (Owner #2)

Signature

BINGO NIGHT WINNERS

APRIL

**Come Join Us!
Bingo is held on the
third Thursday
at 7pm.**



BINGO



FREE POPCORN ALWAYS!

BINGO NIGHT WINNERS



BINGO

Check Out MAY'S
Lucky Winners!

FREE POPCORN ALWAYS!



BINGO NIGHT WINNERS

JUNE'S WINNERS!



BINGO



FREE POPCORN ALWAYS!

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: GOLF

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: 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.**