

December 1, 2025, Board Meeting

Meeting started at 11:04 am; in attendance Al Cantone, Diane Bowers, Lisa Brown, Vicky Smith, Getta Mullaney and Tony Manobianco. Also in attendance, two Crystal Court members (Terry Intintoli and Carol Schettina).

The November board meeting notes were read and approved by Al; seconded by Vicky.

The November financials were read and approved by Tony; seconded by Al.

Old Business:

Almonte Iron Works – Exploring possible lawsuit.

FPL – Tony has been following-up with FPL regarding replacement of existing lights to LDL lighting.

Pool Security – Exploring options.

Bylaws – Lisa and Getta hope to have additional information for January meeting.

New Business:

Kitchen – Tony has been disposing of damaged/rusted utensils, etc. (with permission from Ladies and Men's Club).

Pool Area Enhancements – Two members have purchased items that will need approval from the Board at January board meeting.

Pool Maintenance – Due to increase in chemicals, there will be an additional \$50/month to Candy's Pool Service invoice.

New life preservers will be purchased.

E-mail reminders, only, will be sent in mid-December regarding 2026 dues.

Jackie will get a \$250 Service Award check in January for 25 years of service.

Diane will contact the City of Hollywood regarding City Fire scheduling.

Tony made a motion to adjourn at 11:53am; seconded by Al.

Crystal Court Recreation Board Meeting – 11/3/25

- Meeting minutes approved for Oct. 2, 2025
- Financial report for October approved. Checking account balance \$35,453.22.
- The board has reviewed the collection of funds from Alamonte Iron Works. The cost of \$2100 for the permit has been r. The balance refunded to the Board. The balance of \$11,500 has not been returned. Hiring a lawyer to make the collection is not feasible. More research to solve the problem is needed.
- Professional gym maintenance of our equipment was determined not to be needed at this time. If a problem should arise it will be addressed at that time.
- We will schedule an AED instruction class for January along with CPR classes. Open to all condo owners.
- The old water fountain will remain in the recreation hall. The new fountain has been generally accepted by most residents.
- A new Reference Manual has been updated and placed in the office for all members to use.
- The perimeter lights have been replaced. The Board is working with FPL to replace existing lists with efficient LED lights.
- The French Drain suggested for the water problem on the north/west side of the pool has been tabled until more research and estimates can be obtained.
- The pool heaters are under warranty and will be inspected yearly. This is on our monthly safety checklist for follow-up.
- One CPA has been contacted. The Board has not received responses to additional requests. A vote was taken to go forward with the one CPA applicant if this continues to be a problem. The problem needs to be resolved before the end of the year reports can be finalized.
- The relining of the sewer pipes will be scheduled for April 2026. There have been long delays in securing permits.
- The Board voted to sign a contract with South Florida Asphalt to pave the parking lot in early Spring. A contract will be negotiated to start the process and permits obtained.
- The Board will refinish our existing pool chairs at a cost of \$8,137.35. The work will begin this month.
- New information signs will be purchased for the pool area.

- The majority of 2026 invoices will be e-mailed to unit owners. A significant savings has resulted from this change. First notice of the Annual Meeting will be e-mailed as well.
- The purchase of a new awning for the pool area has been tabled until next year.
- A new printer for the office will be purchased for \$569.00.
- The Board voted to eliminate our present cleaning contract and add the duty to our existing maintenance personnel. A proposed salary increase will be negotiated along with an adjusted work schedule.

Meeting adjourned at 1:10 pm Next meeting Dec.1, 2025 11AM

Crystal Court Recreation Board Minutes – October 6, 2025

All members in attendance – Also Bldg. #9 representative

- **President called meeting to order**
- **Motion was made to accept minutes of Sept. 2, 2025 Board Meeting.**
- **The treasurer presented financials for September. Checking account: \$40,376.32. Reserve expenses: \$15,856.67**
- **All pillar and painting work has been completed and approved by City. Motion to accept Financial Report: Al, seconded by Diane**
- **Board approved blue signs for the building**
- **Two delinquent CC members (Bldg. 5 and 7) with maintenance balances are for sale. These are estates. We will be paid in full when they sell.**
- **The 2026 budget was approved. There will be no increase. Invoices will be sent in November.**
- **The treasurer has the name of one person interested in the CPA position. The Board will try to secure additional applicants who may be interested in the position before the next meeting.**
- **3 pipe work estimates have been received. The Board voted to do the pipelining and will need one more estimate before deciding. This will be addressed at the next meeting.**
- **In regard to the questions on pool security, the Board needs more research before going further.**
- **The Board voted to secure new locks and keys for the back door and supply room. Motion made by Tony, seconded by Diane**
- **It was brought to the attention of the Board that the pool heaters need to be recalibrated. Tony and Mike B. will contact a service expert and report on the solution to the problem.**
- **A sprinkler system will be added to the Bocce Court.**
- **A consistent water buildup on the north end of the pool was addressed. It was suggested a French drain be installed to alleviate**

the problem. The light by the Bocce Court and the center light will be replaced. Broken blocks by the shed will be also be replaced.

- **A manual for new Board members will be created.**

Meeting adjourned 12:10 pm. Next meeting Nov. 3, 2025

September 2, 2025

CRYSTAL COURT RECREATION BOARD MEETING

All board members present. Bldg. #6 & #9 unit owners also in attendance 11:00 am

- Treasurer Report for August 2025
Checking account \$42,723.05 Reserve expenses \$7,146.76
- Pillar work will be completed by Sept. 5. Final inspection by the city of Hollywood will be required before the project can be completed.
- The paint contractor will be notified to start the painting as soon as the inspection is completed. The pillars, sidewalk, under hang, and fence will be painted. A vote was taken to paint the fence (5-2) and not to replace it. The security gates will be addressed at a later meeting.
- The need to have the sewer pipes scoped prior to paving was addressed and a pipe company will be hired to complete the work.
- Pool certificates are required to be on file in the office. The office has all certificates listed in their quick book files. The by-laws require paper certificates on file. The Certificate Binder will be updated.
- The recent disturbance at the pool was addressed. Until more information is acquired by the Board, a decision cannot be made.
- Our credit card remains a problem. A solution to how workers outside of the Board members can acquire supplies needs to be addressed. The board will continue to work on a credible solution.
- It was noted that all emails need to be copied and retained on premises.
- Completed work items for 2025 were addressed. List will be posted on web page for review.
- Lack of insurance by hired workers remains a problem. Our insurance agent will be contacted to see if there is a way to alleviate this situation.
- Future budget items for 2026 will be reviewed at next meeting; Board members are requested to present any new "To Do" items for review.
- A new water cooler was purchased. Several condo unit members were not satisfied and are requesting the need to reinstall a fountain at the pool. Further research is required, and the Board will continue to look for a proper fountain for this area.

Meeting adjourned at 11:55 am. Next meeting November 3, 2025 11:00 AM

August 4, 2025 Crystal Court Recreation Board Meeting

Meeting opened at 11:00 AM and ended at 12:05 PM

All Board members present. Condo Unit owners from #6, #8 and #10 also present.

- The Financial report for July, 2025 was reviewed and approved by the Board. Motion to accept Arlene, seconded by Getta.
- A CD in the amount of \$25,792.00 was renewed for another 2 mo. period.
- The minutes from the last meeting July 2025 were reviewed. Motion to accept Al, seconded by Lisa.
- The pillar work was reported by the contractor to be progressing. The permit application should be approved by the end of the week. The City has requested that we add 7 more pillars to the work before approval will be given for the permit. The Board approved the additional pillars at an additional cost of \$3500.
- The painting of the Recreation Building will follow the completion of the pillar work. Michael Grant has been selected as the painting contractor. This estimate included the painting of the fence and walkways as well as the building. A final contract will be presented at the next meeting.
- Estimates and copy of permits will be posted on our web site as requested by the State.
- Paving of the parking lot has been tabled at this time.
- An AED defibrillator class will be held in January. A CPR class will also be held at that time.
- Proactive storm preparedness procedures for the Recreation Building was discussed. Protocols are being developed to keep records and emergency information available during storm activities. Details will be finalized in the Fall.
- A new water fountain for the pool area is in the process of being purchased. As soon as estimates are secured an appropriate fountain will be obtained.

The next zoom meeting will be held September 2, 2025 at 11 AM.

July 7, 2025 **Crystal Court Recreation Board Meeting**

All Members in attendance

- The minutes of the June 2 meeting approved,
- Treasurers Report: Certification form required by city for the pillar permit filed on June 14. Work estimated to start in August. Permit still pending. Report accepted.
- Website up and running.
- 3 estimates received for painting of exterior. The contractor will be contacted and estimates for other repair work needed to be addressed.
- Parking lot resurfacing tabled until the sewer pipe video work can be addressed and problems defined.
- Permit problems continue to plague Crystal Court repair work. The Board will try to be more proactive with future projects.
- CPR certification for use of the defibrillator will be addressed in the Fall.
- City of Hollywood fire marshal has completed his inspection and we are in compliance. The suppression system was inspected and a new light installed.
- AC repair costs will be itemized in the future. New contracts for AC work will be investigated.
- Issue of gym equipment maintenance will be investigated and reported on at the meeting.

Motion to adjourn: 11:35 AM. Next meeting August 4, 2025 at 11:00 am

June 2, 2025

A monthly zoom meeting of the Crystal Court Recreation Board was held on June 2, 2025 with all board members in attendance.

President opened meeting.

Gretta read the minutes of the last meeting of May 5, 2025. Motion to accept: AI, seconded Vicki.

Discussion followed regarding the leak of the pool heat pump area and on how to effectively communicate issues and problems during the summer with Board members who are on site, and Board members who are not on site. Board members who are on site in the summer months will discuss issues and problems before communicating their recommended solutions to the entire Board. Lisa has a binder in the office for all contracts and warranties, Current contracts and warranties should be filed in this binder so that this information can be easily referenced by any Board member at any time. Tony has notified JT (pool agent) of the leak. JT should be here sometime today meeting with Diane on action and repair. Board will be notified.

Lisa reviewed financials for the month. We have \$47,345.00 in the checking account. \$12,867.29 spent on projects YTD from checking (operating expense). \$5830 spent in the month of May. \$139.88 of Chase points used to pay for cleaning/janitorial supplies.

Lisa reviewed the present TO DO LIST. The Pillar work remains at the top of the priority list. Fence fobs moved down on list (Gretta reported that there is a way to remotely lock and unlock the gates by a phone apt at a cost of approximately \$400 per gate). The major items on list were the website, painting fence, awning, paving parking lot and painting building. The paint and paving monies can come from our reserve account. Estimates to pave parking lot will be secured by Vicki, Getta and Diane and presented next month.

Lisa has been in contact with the city on our FPL exempt status. Special forms must be filled out and she will complete them to keep our status.

The Estoppel fee has been raised to \$299 as recommended by State directives.

Financial report accepted by AI, seconded by Tony.

AI reported on the progress of the pillar work. City is now requiring an inspection for Asbestos before issuing permit. 3 bids have been received and a company selected to inspect the work at a cost of \$350. Tony motion to accept, Arlene seconded. Work should be completed by end of June. Permit number is the same permit number as original bid for work.

Diane reported that Candy had signed a new pool contract.

Tony reported that the leak by the Bocce Court has been repaired. There has a water turn off located in the Recreation Building.

The President has contacted the insurance lawyer who has advised us the liability waivers are not legally binding and should not be used. The Board was advised not to use volunteers for work on the building especially for painting where ladders etc. are used.

Mary S. (Bldg. #15) has volunteered to be our webmail supervisor at no cost to our Board. She will work with Lisa and Getta on getting this going. Getta has completed the primary work on this

project. A Thank You card will be presented to her at the next Annual Meeting for her work. The initial cost is minimal for the work to start.

The water fountain was removed from the front of the building. Some residents feel it should be replaced. Tony will look into bids for cost to replace. Fountain added to To Do List. Possible cost in the range of \$400 -1400. The most expensive fountain cost allows water bottles to be refilled from fountain.

Getta and Vicki also volunteered to get estimates for the painting of the building prior to the next meeting. The budgeted reserve is approximately \$10K. Bids must include power washing, repairs, primer and painting. Tony offered to meet with interested companies.

The paving of the parking lot was postponed until the end of the year as there is a lot of construction in the complex is requiring residents to use our parking spaces.

Motion to adjourn 12:01 pm. July 7, 2025 at 11:00 am set for next meeting

May 6, 2025

Zoom Meeting held today with all Board members in attendance.

President opened meeting.

Lisa gave overview of financials. Spent \$12,867 in improvements which have been paid for out of operating income, but may need to come from Capital Improvement fund if we are short at year end. There is approximately \$50K in checking account. We have two CD's coming due in May which the Board voted to redo for two months. Two owners still in arrears for maintenance (Bldg. #6, Bldg. #15), Tony will try to contact the delinquent in his building. Lisa will continue to work on collections. Al motion to accept report, Vicki seconded.

The minutes from last month's meeting were sent in advance of meeting. Al motion to accept, Lisa seconded.

Al reported on pillar construction. We have recouped some money from original contractor. He was informed by City that they used someone else's license number on permit application which is not legal. New contractor feels we have strong case to pursue in getting the balance of monies back. Al will contact the lawyer appointed by our insurance for next process before we proceed with any action. Balance \$8K.

An e-mail was sent to Jason (Almonte Iron) and Roy (Your Permit Solution) on April 22 from rec e-mail asking for the remaining permit money that we paid them of \$1,000. There has been no response. Al advised we need to be more proactive when we secure contractors in the future and make sure their licenses and permits are intact.

Diane reported that the range hood etc. were inspected by the insurance contractor and no issues reported. The insurance company will reschedule inspection in 6 months as required.

Al thanked Tony for installing the cork board. This has been well received.

POOL ISSUES: Tony reported on the pool issues and the responsibilities of our current pool contractor. Diane reported that Candy has full certification to do her work. He is upset with the installation of the replaced light in the pool. He has had PinchAPenny review issue. This light needs to be fixed prior to the yearly pool inspection by the City which is in June. Pool inspection by City costs around \$325 each year. The cost to fix light will be around \$100. If they will put cost in writing to repair light, Tony has the Board's permission to go ahead with the work.

Tony has been in contact with PinchAPenny which is an overall pool service company and can replace our filtration system. This company can also take over the pool maintenance and save us approximately \$6K per year (\$499 incl. materials used). Another estimate is needed before we proceed. Vicki wanted everyone to know that the pool over the past year has been maintained in excellent condition by present contractor. Al noted that the replacing of the contractor will be a financial decision. The contractor we have now has a month-to-month contract. Discussion tabled till next meeting. Other pool issues were to upgrade the pump room and a new filtration system.

Lisa noted that she has renegotiated the Comcast contract. All contracts will be reviewed and followed up each year to get best values and keep on top of increases.

Tony reported that there was an issue with some kids in pool. They were part of our community and there should have not been an issue. Tony will get more details and report on the situation.

Getta reported that she now has 81% of email consents. Lisa and Getta did a test run. In the future they will do by building to get better results. Getta was given permission by Board to work on establishing a web page which will give community access to projects and activities of the CC Recreation Board. Vicki reported statute requires any complex with over 24 units to have one.

TO DO LIST: Several items were discussed including pool equipment upgrade, fencing problems and the use of fobs to access pools, awning repair, kitchen cabinet replacement, chairs for pool, bocce lights. Lisa will prioritize the To Do List and forward for comments from Board members. Some points brought out were that any new lights need a permit and licensed contractor, the fence repair issue was tabled to fall meeting discussions, the awning condition is close to expiration and will need attention. Diane will contact Hollywood Awning to get a price to see where we stand on this issue and will probably be a priority issue next year. Kitchen cabinets will be put on bottom of list as not a priority at this time. Lisa reported that last pool chairs purchased were in 2015 in the amount of \$9050. Tony suggested we buy chairs in increments of 10 each year, There are a few in need of immediate repair, Tony will secure more information as to cost and present at next meeting.

Tony requested that we free up some monies for small projects to be used during year. The Board voted and gave permission for him to get solar lights for the entrance. Motion to accept Arlene, seconded Al

A priority for the Board is the lights on the overhang of the building. The Board decided as soon as the pillars are completed they will be replaced and the building painted. Estimates will be secured. Hopefully this can all be completed by year end.

RESERVE ACCOUNTS: Tony questioned how we manage the Reserve Account. Lisa, Getta and Tony will review status and look for ways to proceed with some smaller items that need to be addressed in the future. Our biggest issue at this time is the pillar work for which we do not have a final estimate for.

Another issue Al brought up was the Ladies Bathroom. It was decided that paper towels will be used at this time. Large signs to be installed to keep women from throwing towels into toilets. Hopefully there will be no new problems.

Lisa will purchase a choking device for our complex.

Tony was given the go ahead by the Board to temporarily repair the pot holes in the Recreation Bldg. asphalt swells. The parking area will need repair in the future and will include this area.

An abandoned car left near building #10 has been removed by the City of Hollywood.

Tony suggested we have another zoom meeting in two weeks. Board approved to meet on Tuesday May 20 at 11:00.

Meeting adjourned at 12:30 pm.

Arlene Agresta 5/6/25

April 7, 2025 Crystal Court Recreation Board Meeting

Attendees: Lisa, Al, Tony, Vicki, Arlene, Getta (by phone). Absent: Diane

President opened meeting and reported on the Annual Party held March 30, 2025. Party held in Club House due to rain. Participants reported that it was more comfortable than outside and sociable for all parties. Will definitely be considered next year Cost for annual party \$1372, attended by about 100. Considered a huge success.

Al reported on the pillar progress. Contract has been signed with DeNucci Construction. Engineer is working on details of plan to submit for permit. Contractor will secure permit and work will probably be completed by end of May. Tony and Diane will keep Board informed of progress.

A refund has been received from previous contractor for permit he did not secure \$2170. Diane has been requested to secure the remaining \$1000 from the expeditor who never started his work on the project. Al will request Diane do a time-line report from the back emails and correspondence she had received on the project. Our contention is to proceed with this information and go to Small Claims Court to secure any balances due on the incomplete job. The present contractor will work on getting the City to remove the violation they have placed on us.

Al has received requests to replace the hand dryer in the ladies bathroom, cost approximately \$500 plus installation. Board will work on this item.

The Defibulator installation is still on hold as the case is back ordered. It should be delivered this week. Vendor will provide a training course to a small group. Tony will keep track of installation.

Zoom meetings are in the process of being set up for the summer months for all board members.

The AC in the bingo room closet has a drainage problem which has been temporarily fixed. Tony will monitor for any more problems.

The Board has a request to replace the outside water fountain. This request has been tabled at the present time.

Financial Report:

Lisa and Diane are still trying to secure a CPA or financial person. At the present time it has been difficult as it is tax time. They will continue their efforts and report to the Board as to their progress. Presently we are following the rules of the State of Florida for reporting. The Board will continue to look into the by-laws and see if any changes need to be made to our financial accounting requirements. Any immediate follow up has been tabled at the present time.

Reserve account for 4/7/25 is as follows:

Reserve Account \$ 87,045.70 Capital Improvement Account \$41,479.93

One owner in Bldg. 14 that is in arrears of \$2010 has agreed to meet with Lisa this week to settle this account. No other action at this time.

Al made motion to accept Financial Report, Tony seconded motion

Getta reported that we now have about 61% of the units on board with e-mail notifications. She will continue to secure the units that have not responded. It is our intention to use this system for the Annual Meeting notifications this year.

Lisa has a schedule for next year annual meeting. E-mails will be sent out on November 12 with invoices and request for intent to run for 2026; December 3 intent to run requests should be received; December 13 the final notice will be mailed with ballots if needed. Annual Meeting for 2026 will be held on January 13, 2026.

A request for an advance calendar of events for next year was requested to be posted at the beginning of year. The Men's Club and Women's Club

will be responsible for giving us an updated event calendar for 4 months and it will be posted on the bulletin board.

Summer Hours will start next week:

Tony – Monday, Vicki – Wednesday, Diane – Friday

Notice will be posted.

Getta reviewed the Board Certifications received. Al, Tony, Arlene, Lisa and Getta have been re-certified. Vicki is scheduled to take the 4 hour course requirement this week and Diane has also completed the 4 hr course required. Diane will be notified she needs to sign form that she has read our by-laws.

Meeting adjourned: Motion to adjourn Arlene, seconded Tony

4/7/25

Crystal Court Recreation Board Meeting – March 24, 2025

Everyone present with exception of Getta who has returned home.

Al introduced contractor: Fred DeNicci from DiNicci Construction. He presented his estimate to repair the compromised columns on the rec hall.

Tony revised the payment schedule and it was accepted by both parties. The demo, brackets, and engineering are all included. The permit will be paid by the CC recreation board.

A survey has been done and a copy with a raised seal is expected and will be filed.

The project will start the end of May if the permit is secured.

Lisa paid the initial payment of \$4266.66 on the contract.

Additional points brought out to be addressed:

1. Bolts will be covered to eliminate a trip hazard
2. Brackets at discretion of the City – we have 180 days after permit is even to complete work.
3. Job will require at least one week to accomplish
4. Painting to be done by Rec Board members (Red oxide paint required)

All parties in agreement and the contractor will advise of schedule.

Note: Lisa will contact several parties to secure a new CPA for the Board for the coming year. Several people were suggested.

The question of new fencing was brought up and tabled until next year. A previous estimate had been given for a 4 ft fence for about \$15K.

YEAR END PARTY

The end the year party 3/30 is progressing well. Tony and Al will be the majority of the food items. A detailed item list was finalized. Arlene and Alma will secure servers. Vicki will secure items for the potato salad. About 100 people have signed up. Men's Club members to set up tables. Al will contact individuals to help.

Meeting adjourned

Approved Council

March 17, 2025 Recreation Board Meeting

Attending: Al, Vicki, Diane, Lisa and Arlene Absent: Tony, Getta

The e-mail forms have been reviewed and sent to Getta for implementation

Bocce Court was dug up by the igwanas and repaired

The survey company has been approved. Diane will follow up.

No news from contractor on pillars at this time.

YEAR END PARTY:

A sign up sheet will be put in recreation room to get an estimate. A 50/50 will be held.

Vicki will make her potato salad for party.

Baked beans, cake for Alma

Mens Club to handle tables. Ladies Club to help serve

Lisa will order cake

Next Monday Board will meet to finalize plans.

Defibrillator ordered. A cabinet outside will be used.

The perimeter lighting bill for Bldg 9 has not been paid. Lisa will notify president.

The truck parked overnight at the Rec. Center will be notified that this is not permitted.

Meeting adjourned.

Monthly Meeting – Crystal Court Recreation March 3, 2025

In attendance: Al, Lisa, Arlene, Vicki, Diane and Tony Absent: Getta

Meeting was called to order earlier than regular time slot to accommodate other meetings by Board Members.

President opened meeting.

Secretary read minutes of Feb. monthly meeting. Motion to accept: Tony, seconded Al.

The treasurer read financial report of which copies were passed to members. The 2024 tax statement was signed and forwarded to the accountant.

Perimeter light maintenance fees were received from all buildings with the exception of Bldgs. 5 and 9.

The Citizens Property Insurance was paid for 2025. An Insurance Meeting of all Presidents will be held this Friday, March 7. All buildings have been notified.

A new shredder was purchased.

Pest control contract was paid for 2025.

New signs were purchased for the pool area.

The air conditioner was repaired,

Our CD will mature and will be renewed.

A lien on condo in Bldg. 7 for maintenance dues was filed. The open account for Bldg. 13 condo has been paid.

Motion to accept financial report: Al, seconded Vicki

Getta reported that there was no new information regarding the pool lawsuit. The suit has been postponed until September. She will monitor the actions during summer months.

The President reported on the info he had gathered at the Expo on the Defibrillator. It was suggested that we have a demo by the vendor. The cost for the item is from \$1500-3000. 3 quotes will be necessary. Tabled until the vendor can give demo. All board members agreed it would be beneficial to all residents if we purchased this item.

A safety issue was addressed regarding the pool water. The water was tested and found to meet all requirements. Our pool person maintains a log of the testing and it is filed in the pump room.

Crystal Court Recreation Board Meeting – February 9, 2025

6 members in attendance, Tony absent

Lisa discussed building insurance for 2025. Noted that individual buildings have to secure their own insurance since Crystal Court Board no longer is involved. A President's insurance meeting will be scheduled with the agent for the complex. Lisa will ask for a more detailed insurance bill for the Recreation Bldg.

Orkin bill paid.

The air conditioner in the building was repaired. Circuit Board replaced \$300.

The stainless steel kitchen top came damaged and was returned.

The refund for the damaged radio should be received this week.

Lisa is ordering "No Trespassing" signs for pool area.

Getta has been checking into the cost of replacing the awning in pool area. The awning has been tabled to next year. She also has requested contact lists for all the buildings.

Al will look into securing a video of the stacks etc. for the building. We have no immediate problem at this time but Board wishes to be proactive and will continue to secure information on the matter.

Roller shades for the recreation room has been tabled.

The pump room ceiling is in need of repair. Board will continue to monitor the problem.

Al and Diane met with a contractor on the columns. He has requested a \$3000 retainer to hire engineer to do the initial work. The footings need to be checked and the columns may require hurricane straps before city will issue a permit. Estimate will be good for 30 days. The Board voted to proceed and secure a more detailed estimate for the work and then negotiate a contract. Details forthcoming.

Lisa brought up that we have two delinquent condo units that need to be addressed. Bldg#13 and Bldg. #7. Bldg #13 owes \$1450 and is a non share owner. A certified demand letter will be issued and we will give Bldg. 13 owner 14 days to respond before we give to our lawyer for collection. Lisa will contact lawyer and advise her of situation. Bldg. #7 condo is now in probate and we will follow up as to where the legal action stands before we proceed.

Meeting adjourned at 12:15.

BOI previously requested has now been cancelled.

The Board suggested that an e-mail be sent to each building President to make sure they are in compliance with City Fire on all extinguishers for their buildings.

The problem with unruly residents has been resolved and they are no longer residing in Bldg. 5.

The Treasurer is looking into hiring a new accounting firm for the Rec Bldg. finances. The Board will not renew the contract with Sareen accounting firm. All work for 2024 has been completed.

The Year End Party is scheduled for March 30. The Board will meet later this month to discuss the preparations for the party.

Tony will investigate new recessed lights for the building. He was impressed with Bldg. 13 and will see if they are appropriate for our building.

Diane reported on the meeting held with a contractor and engineer for the columns. We have 3 estimates. His quote was \$1600 for engineering, \$2900 for GC which includes permit. An additional survey must be done prior to work. Diane will contact surveyor and Al will contact the contractor for more information before we sign the contract. A welder will also be required to finish the work. The president also suggested we have a performance bond for the contractor. Diane noted we must act soon since the City has already issued a Judgment order against us for the prior work. The Board will continue to pursue legal action against the original contractor. A certified letter will be sent to the contractor for the \$3200 originally paid. If there is no response in 14 days the matter will be turned over to the attorney for collection.

Motion to adjourn: Tony, seconded by Lisa

February 3, 2025 **Crystal Court Recreation Monthly Board Meeting** – All board members present. President called meeting to order.

Secretary read minutes of previous monthly meeting – A copy of the minutes (1/6/25) was passed out and the last meeting held notes were read. Motion to accept Getta, seconded Al.

Treasurer reviewed financial report and copies were given to members to review. Lisa has renegotiated our contract with Waste Management which will give us a yearly savings. Check book balance \$78,898.00. The treasurer advised that the interest accrued on our CDs will not be forthcoming until they mature. Motion to accept – Diane, seconded Vicki. The treasurer also reported on the delinquent condo owners (5,7,8 and 13). She suggested we hire a new lawyer to look into filing liens against these outstanding units. Diane will contact a lawyer to see if it was feasible to proceed.

Al reported a new radio system for the pool and it has been installed. Cost \$118.00 He also reported umbrellas would arrive this afternoon and they also will be installed. Cost \$2,655.10.

Rich L from Bldg. #13 has requested additional funds for the Bocce Court to cover holders for the Bocce balls. Cost approx.. \$100.00 Getta made motion to accept, Arlene seconded. A second request was made to run a water line on the Bocce Court and get rain maker sprinklers to alleviate the need for manual watering. Cost around \$300. Tony will look into details and inform Board.

The President informed the Board that we need to focus on the pillar problem. Diane and Al will meet with contractors this week. The original work went ahead on the premise it did not need a permit as the contractor did not feel the pillars were “load bearing”. City did not agree and issued violation notice to Board. Engineering estimates for work need to be addressed before we can go forward.

Getta and Lisa have set up a new file system and will continue to go over the old files, Getta reported that she has not heard from the lawyer on the pool law suit.

Bldg. 12 has taken videos of their underground pipes at a reasonable price. Board will follow up and see if we can secure an estimate to check our pipes also.

The pump room ceiling is in need of repair and deteriorating. Tony will look into what is needed and if it has to be replaced.

Meeting adjourned.

January 28, 2025

Crystal Court Recreation Board Meeting – all Board members present

Getta handed out Recreation Building by-laws to be read by Board members and requested they sign acceptance sheet.

Tony asked for information regarding the finances. Where are they kept and who had access. Lisa advised that a thumb drive was on premises for all financial business. Quick Books was the primary source of information.

Al informed Board that the radio for pool area was received from Amazon but was received broken and returned. A credit will be received. He is going to research a different product.

City Fire did an inspection this past week. The cabinets for the fire breakers were removed and they were placed on hooks not in cabinets. No other report was provided. Bill will be paid.

Building #10 advised us that they were paving their parking lot and wanted to include our section in front of Bocce Court in the contract. The Board did feel that we wanted to be included in their paving project as it would only include a portion of our parking situation. Board voted to visit situation at a later date.

Lisa revisited the action list submitted by Bldg. 13 requesting a defibrillator for pool. Would cost \$1500-\$2000 and require maintenance. Tabled for more research into what it exactly entails in upkeep and training to have on premises.

Getta will make up a sign for Rec Hall to inform condo units of upcoming monthly meetings and an invitation to the condo units for attendance.

President informed Board that the umbrellas are ordered and will be forthcoming this week.

The Board in accordance with Florida 718 laws raised what they can spend without estimates to \$1000. Passed.

Tony wanted to know the duties of our maintenance person (Vicki). He suggested we have one liaison person to deal with the problems to be communicated to her. The Board did not feel it was a good idea as the summer months we have limited personnel here in the Court.

Two estoppels were needed to complete. Vicki and Lisa will take care of them and Arlene offered to help as soon as she is up to date on where to secure information from the files. Lisa commented that the 1099 Tax Forms for 2024 were being issued today.

The Board consented to secure a recognition cake for Alma at the End Year Party.

The need for cameras was also tabled for time being.

Lisa mentioned the blinds for west side of rec hall and a vote to order will be taken at next meeting.

The Treasurer has secured two CD's at 3.5 percent (one for \$15K and the other for \$25K) It was suggested to add a third person to the accounts at the Bank. President will be added and have authority to sign checks etc.

Diane reported on the columns. The engineering bid to give an estimate for the structural repairs needed to secure a permit would be \$6K. The Board felt this was excessive. There is considerable work to be done prior to submitting a request for a permit. The Board will consider other bids.

Meeting adjourned.

Prior to the opening of the meeting, a conference call with the attorney for the ongoing law suit for the pool (Cramer) was scheduled with full board in attendance.

The Attorney (Cramer) reported that there had been 5 scheduled hearings and the claimant did not attend any of the hearings. A default judgement was handed down in our favor and his bank accounts were garnished at that time. A new appeal has been granted and scheduled for February 28, 2025. The lawyer claims he was incapacitated and unable to attend, however during that period he secured several permits for ongoing work in his name.

Points to be addressed for new appeal. Questions relating to Items 1,2,3,7,8,9,10 and 11(A&E). The lawyer would like information regarding damages to pool structure especially regarding mechanical and electrical. Also would like Steve to return any original documents he had.

Even though the previous agreement with our attorney for retainer does not cover new appeal he is willing to continue to represent CC on a contingent basis.

An Email system between parties was set up and Getta will copy any documents that will be sent from his office for their review. Al and Getta will meet later to go over what we have and what is received. Steve will continue to help us and be available as he was President when the contract was initiated.

Details pending and will be discussed at the next Board meeting.

1/28/25

January 20, 2025

Crystal Court Board Meeting: Present: Lisa, Al, Tony, Vicki, Diane, Arlene and Getta

The President brought up the need to repair the Dutch Door in Rec Center. Luis offered to complete job. Cost \$120.00 . Approved

President also provided 3 estimates for new patio umbrellas. Board in favor of Frankford canvas umbrellas which have a 10 year fabric warranty, \$386/each. Al will meet with company to get contract. Color will determine delivery date. Will also inquire on cost of new canopy for replacement in future.

Treasurer reported we have approximately \$31+K operating budget which will cover the replacements. Our reserve account is \$86+K. Board decided to secure two CD's. \$15K for improvement and \$25K for reserve assets. Board approved. \$13K to remain in active account.

President mentioned the need for new radio for pool area. Tony gave a review of the two he had researched. Both on the expensive side. Ease of operation and cost primary points to be considered. Tony will help with installation when purchased.

Secretary advised Board that Ken had looked into door closers needed.. Vicki and Diane also pointed out some of the other door problems to be addressed. Closers cost \$44.95. The additional items will be looked into and those that need work will be repaired.

Getta was given permission to form a committee to clean the kitchen cabinets and throw out useless items. She will contact a condo owner in Bldg. 14 to deep clean kitchen.

The Men's Club will take care of purchasing any needed plastic ware for kitchen.

Getta mentioned she has taken the Board Certification on line. Lisa has sent members a copy of the site. There are several new requirements for Board members: They must recertify each year and complete a 4 hour information course. We are now considered a COA (Condominium Owners Association) by the State. The Recreation by-laws will be given to each member for review. A signed disclosure statement must be received from each member that they have read the by-laws.

The President addressed a letter received from a condo owner in Bldg. 13 asking for an appreciation dinner for the past president. The Board did not feel it was appropriate to give one person this type of recognition as so many in the past have given time and

help to the CC Recreation Board. Appreciation to all is usually given at the End Year Party. Not approved. Discussion of other items tabled to next meeting.

Treasurer brought up buying "No Trespass" signs for pool area. Tony suggested we contact the City of Hollywood to see how they handle this problem before purchasing. He will look into it and report at next meeting.

Lisa brought up the problem of direct sun rays on west side of rec hall that hampers site in hall. She suggested buying dark valences to be used on west side of hall. She has 3 quotes (approx. \$240/ea). Tabled to next meeting.

Another request from a condo owner was to change office hours from 11 AM to AM as they felt it interfered with open office hours. The Board does not feel this is a problem and will continue with the regular schedule.

Secretary reported she had not heard back from attorney PA to find out what disclosures they are looking for pool contract suit. She will endeavor to set up a conference call as soon as possible.

President related that the people who created the problem with illegal parking from Bldg. 5 will be moving at the end of the month.

JAX Construction Co. will be meeting with the Board members. Information and prices will be made available to the Board at the next meeting.

Meeting adjourned at 12:15 pm

January 15, 2025

The Crystal Court Recreation Board met at 11:03 pm on January 15, 2025. Present was the new Board members elected at the Annual Meeting held January 14, 2025. Present: Arlene Agresta, Diane Bowers, Al Castano, Tony Manobianco, Getta Mullaney, Lisa Brown and Vicki Smith.

Diane the Vice President of the previous Board opened the meeting. Board positions were discussed and all agreed upon for the following 2025 Crystal Court Recreation Board as follows:

President – Al Castano

Vice President – Diane Bowers

Treasurer – Lisa Brown Co-Treasurer – Vicki Smith

Secretary – Getta Mullaney Co-Secretary and alternate – Arlene Agresta

Alternate – Tony Manobianco

Salaries for 2025: \$1650/per member, \$ 1100/alternate members - to be paid in November

Hours of office operation will be Monday-Friday 11:00-12:00

Getta-Monday; Lisa-Tuesday; Vicki-Wednesday; Tony-Thursday; Arlene-Friday. Diane and Al will assist as needed. The President will set up a zoom connection for members not able to attend the monthly meetings.

The monthly Board meetings will be held the first Monday of each month. Informal meetings will be held on Mondays. If more than 3 members are in attendance the minutes will be taken and recorded. The monthly meeting schedule will be posted. Board certifications are required for members out of office for more than a year. The next certification meeting will be held by Broward County on Feb. 18th.

The Treasurer asked members to routinely check the mail drop box for checks, and the suggestion box for repairs and projects made by condo unit members. Any projects or repairs will be reviewed by the Board. Projects over \$500 will require estimates and a vote by the Board to complete.

Each member of the new Board was asked to introduce themselves and give a short personal overview of their past employment and family to let the members become more familiar with counterparts and what value they can bring to the Board.

A handwritten signature, likely of Al Castano, enclosed in a hand-drawn oval. The signature is stylized and appears to be the initials 'AC'.

The purchase of new umbrellas was tabled to the next meeting. Al will bring the estimates he has secured and a vote to order the umbrellas will be taken at the next meeting.

The treasurer noted that the Recreation Board bank account signatures must be updated and new board members added to the accounts. This matter will be attended to and the President's name added to the accounts.

The pending lawsuit regarding the pool has resurfaced with the contractor reopening the law suit. Our lawyer has requested additional disclosure information. The secretary will contact the lawyer's office for more information and a status update. A conference call meeting will be set up to secure more information. It is unclear what is expected. The Board members feel this has become a "no win" situation and may require returning any monies received and legally end the contract. The issue will be addressed when more details on the issue are received.

Tony M. will check on keys for the fence padlocks.

Tony will be added to our "Nest" thermostat iPhone account so that he will be able to monitor the A/C activity. Vicki S. and Lisa B. already have access.

Al and Diane will meet with the contractor for the pillars tomorrow. There has been a delay in securing the permit. If no results are forthcoming, they will go to the City of Hollywood to address the issue.

Getta informed the Board that Ken M. has found a company that can furnish the stainless steel table for the kitchen. Ken will give us the information at the next meeting.

Meeting was adjourned at 11:44 am

A handwritten signature or set of initials, possibly "G", enclosed within a hand-drawn circle.

CRYSTAL COURT RECREATION - 2025 ANNUAL MEETING

JANUARY 14, 2025

Present: Mike Ombrello, Diane Bowers; Lisa Brown, Vicky Smith, Alma Duffy, Al Castano and Bill Iasielo.

Mike Ombrello called meeting to order at 7:02 pm. Stand for the Pledge of Allegiance; Moment of silence for those who passed.

Alma Duffy read 2024 Annual Meeting Minutes; Sara Ombrello made a motion to accept; 2nd by Ken Mullaney.

Lisa Brown read the 2024 Financials. Motion to accept financials by James White; seconded by Maggie Hawkins.

New Business:

Pool lawsuit has been re-opened by presiding judge.

2025 To do list was discussed. A No Trespassing sign was suggested for the pool area.

Bocce meeting will be in Rec. Hall on January 15th at 7 pm; only attendants at meeting will be able to play.

Ken Mullaney announced the first Men's Club meeting will be held on January 23rd.

Ladies Club meeting to be held on January 8th.

Mike Ombrello discussed FinCen BOI report that has been filled out.

Mike Brown discussed that owners need to be reminded that overnight parking at the rec is prohibited without permission.

Mike Ombrello made a motion to adjourn meeting at 7:56 pm; seconded by Tony Manobianco.

Crystal Court Recreation Board of Directors Minutes:

JANUARY 6, 2024
2025

Call to order: The meeting was called to order at 11:00 a.m.

**IN ATTENDANCE: Mike Ombrello, Lisa Brown, Vickie Smith,
Alma Duffy, Al Castano: Billy Iasielo by phone**

Lisa Brown reviewed the financials in detail. Mike Ombrello reviewed all Old Business and New Business in preparation of the Annual Meeting next week. Al Castano is to call our Insurance Agent, Kristin Utecht, to ask her opinion as to whether there will be a significant increase next year.

Billy Iasielo volunteered to buy the refreshments for the meeting. It was decided to serve cookies and water.

The current Board will meet a final time on Monday, day before the Annual Meeting to wrap things up.

Meeting was adjourned at 12:00.

**Respectfully submitted,
Alma Duffy, Secretary**