

# Meadows of Crystal Lake HOA Board Meeting March 9<sup>th</sup> 2016

Meeting called to order at 9:03 AM

**ROLL CALL:**

**Present:** Pres. Ron Masloff, V.P. Paul Davies, Treas. Ed Nickey, Sec. Jerry Novickas, Dir. Jim Giasullo, Dir. Jerry Iovino

**Absent:** Dir. Becky Laden – attending HOA Management class

Notice of this meeting was posted 48 hours prior to the meeting as required.

Minutes from 2/8/2016 were read and approved unanimously

**Director Reports**

	Treas. Ed Nickey	Total on Deposit \$260,140.01 Need to have an All Homeowner vote to change by-laws
	Pres Ron Masloff	Lawn Service companies are being interviewed We will be reviewing by using a standardized scope of work for compare each company's services. Situation with Dogs is escalating. Board will need to enforce current no visitor dog rules. Develop, publish and implement additional rules that comply with state and federal regulations.

**Old Business**

**ISSUE: Architectural change requests Lots 130 windows, 296 & 15 Replace window planter boxes with poured concrete, Lot 68 Ivory Accordion Hurricane shutters, Lot 41 New roof**

Discussion:

**Motion: Approved - Unanimously**

**ISSUE: Architectural change requests Lots 147 Requesting 8 feet poured concrete with 3 feet stamped to look like pavers, New Change request with specific detailed planned, including sprinkler line re-location**

Discussion: Current sprinkler re-location by this contractor has created problems in the past

**Motion: Tabled**

**New Business**

**ISSUE: Swale Repairs for 15 driveways**

Discussion: 3 bids need to be acquired

**Motion: Tabled**

**ISSUE: Meadows will be responsible for all future relocating sprinkler heads as needed for new concrete work. Cost to be paid by contractor.**

Discussion:

**Motion: Approved - Unanimously**

**ISSUE: Exempt memorials from \$50 Clubhouse user fee**

Discussion: Should the fee continue, but memorials be exempted. Other Owners are prevented from using the clubhouse, when visitors and other guests get to use it for free, in addition to the \$100 Deposit. Investigate insurance ramifications. Party rules need to re-defined and clarified.

**Motion: Tabled**

**Meadows of Crystal Lake HOA Board Meeting  
March 9<sup>th</sup> 2016**

**ISSUE: Consider changing office telephone service from ATT to Comcast**

Discussion: Ed wants to do financial comparison. Will bring recommendation to next Board meeting for consideration

**Motion: Tabled**

**ISSUE: Need to have an All Homeowner vote to change by-laws**

**FROM “Audit Financial Statement” TO “Reviewed Financial Statement”**

Discussion: Attorney needs to provide verbiage and begin vote process with all and send letters

**Motion: Approved - Unanimously**

**ISSUE: New homeowners screening form needs signatures, to include any previously approved Architectural changes the new homeowner is responsible for and more emphasis on No dog rules. Need to improve Screening process, rotate a different Board member for each screenings.**

**Mary Ann will send a calendar invite to all Board members at least 5 days in advance of screenings.**

**Request for estoppel, will be the trigger to send notification to all Board members**

Discussion:

**Motion: Approved - Unanimously**

**ISSUE: Complete required home painting by Meadows employees, front section, side, eaves and facia**

Discussion:

**Motion: Approved - Unanimously**

**Open Community Discussion**

Dog issue was raised

Veteran’s Breakfast plaque

Pollen is rampant throughout Broward County

Parking rule corrected renewals language missing

Meeting Adjourned: 10:27 AM

Respectfully submitted by Jerry Novickas

HOA Secretary