

Meadows of Crystal Lake HOA Board Meeting

November 9, 2015

Salute to the Flag

Meeting called to order at 7:00 PM

ROLL CALL:

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

Absent: NONE

Notice of this meeting was posted 72 hours prior to the meeting as required.

Minutes from October 12th, 2015 were read and approved unanimously

Director Reports

Pres. Ron Masloff	New Board of director Operational Procedure agreement will be detailed and voted on. Another GRC meeting is scheduled for November 17 th as your Board continues to work with them.
V.P. Paul Davies	Shrubs in front of homes must be below the roof line, for well-manicured look and keeps rodents from entering homes.
Treas. Ed Nickey	On Deposit in all accounts \$231,828
Sec. Jerry Novickas	FOBs operational, 1,800 visits to the website. New Online only advertiser – Facials & Body treatment by Wilma. Directory coming up for 2016. Update emergency contact info.
Dir. Jim Giasullo	Tree Removal – new rules in places. GRC has agreed to improve their work with different chemicals
Dir. Sal Circelli	Pool, water level and heater are operational. Pool area landscaping is in good shape
Dir. Jerry Iovino	Newsletter now being printed on different color paper, colors will rotate through the year

Old Business

ISSUE: Architectural Requests for Lots 55, 250, 28 and 297

Discussion: Reviewed details of each

Motion: Approved Unanimously

ISSUE: SESAC Request – music copyright

Discussion: disconnect television when not in use, disconnect outside speakers

Motion: Approved Unanimously

ISSUE: New three page Architectural request form, including graph paper for drawing for better control including homeowner waiver of HOA responsibility and contractor current liability insurance certificate.

Motion: Ron Masloff, Second Jim Jim Giasullo

Discussion: NONE

Motion: Approved Unanimously

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ISSUE: All contractors doing any business paid for by the HOA needs current Business License, Certificate of worker's comp coverage, and liability insurance coverage of at least \$1 million and keep updated during term of contract, bids 60 day out clause with no penalty, name HOA as also insured

Motion: Ron Masloff, Second Jim Jim Giasullo

Discussion: NONE

Motion: Approved Unanimously

New Business

ISSUE: Trees on the common area beyond the 5 feet, belong to and will be cared for by the Meadows HOA. Requests for cosmetic removal will be denied unless the homeowner agrees to pay all costs of cutting, debris removal, and stump grinding and replacement sod. City of Deerfield permits requested by the homeowner does NOT dictate to the HOA Board that a tree MUST be removed.

Discussion: Not for damaged or rotting trees and excludes any current pending issues

Motion: Approved Unanimously

ISSUE: New concrete installed requires the homeowner to pay for the initial paint. Purchasing and applying only the approved color, texture and finish as all other home sites.

Discussion: expanded sidewalk or driveway, future only. there should be \$0 cost to the HOA for individual homeowner improvements request .

Motion: Approved Unanimously

ISSUE: Invoices must be submitted to the Office by mail or drop-off. Checks will be written on a schedule determined by the Treasurer and agreed to by the Board.

Walk-up check payment requests will not be processed. \$500 is the maximum purchase per vendor without prior full Board vote. Further all Board members agree to work in concert and no single Board member may make decisions, agreements, or approvals without complete discussion and votes with all seven (7) Board members, not with only the number of Board members required to get a majority vote,

Discussion: Day to day expenses may exceed the \$500. Excludes emergency issues that may require immediate approval

Motion: Approved

Yes votes - Masloff, Davies, Nickey, Novickas, Circelli, Iovino

No votes: Dir. Jim Giasullo

ISSUE: Any emergency expenditure requires a telephone call and contact to all 7 Board members so the telephone vote for each of the seven (7) Board Members is recorded. Then at the next full Board meeting, a motion for approval of the expenditure will be made and recorded in the minutes

Discussion:

Motion: Approved Unanimously

NOTE: Each of the current HOA Board Members signed the Operational Procedures Agreement.
The HOA Secretary will keep these on file

Homeowner Recognition

Lillian Krall was given a plaque recognizing her 22 years of volunteerism for the community by serving on numerous committees to the betterment of The Meadows of Crystal Lake

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Committee Reports

Nominating committee Al Chansen	<p>Thanks to committee Joan Pagans, co-chair, Cathy Kutner, Joanne Elliot and Nancy Foreman, Roseann Messina. All 6 attempted to contact as many homeowners as possible and 6 candidates have agreed to run Proxies due into the HOA office by 1pm on January 11th</p> <p style="padding-left: 40px;">William Bery Richard Collura Jimmy Giasullo Jerry Iovino Becky Laden Ronald Masloff</p> <p>No nominations from the floor. Nominations are now closed Order of Names of candidates to be listed on ballot was determined by a drawing Resumes due by 12/15 Meet the candidates at next board meeting</p>
Welcome Wagon	Lot 259 David Da Silva & Heleny Gargantini
Ladies Bocce	Tuesdays and Thursdays 9:30 am
Men's Bocce	Monday and Thursday at 6:30 pm 7 players more every week
Bingo	Tuesday nights Pots are growing every week, always welcome new players
Irish Dancing Ballroom Dancing	Monday nights 7 pm Friday nights 7pm
Social Travel Club	<p>Good turn out for breakfast 12/31 New Year's Eve party 6:30 buffet dinner \$2599 \$26 non-members 12/21 Holiday Party members only 11/16 Travel club meeting</p>

Community Discussion

GRC – Sod and weed treatment, landscape bricks still being knocked over.

They will be using a different chemical

Street edging is poor

Suckers still not being removed, unless being requested

Edging and blowing is better

Military Trail vehicle accident

Police report has been requested which will be submitted to insurance

Hedges and tree damaged

Pickup trucks

Certain pickup trucks under certain vehicle registration with board approval

No 6 wheels

Must be passenger vehicle registration

Pets

Only allowed under ADA requirements service animals only

Meeting Adjourned 8:15 PM

Respectfully submitted by Jerry Novickas

HOA Secretary

ATTACHED: HOA Board Member Operational Procedures_20151107.doc

**Meadows of Crystal Lake HOA Board Meeting
November 9, 2015**



**HOA Board Member
Operational Procedures Agreement**

November 9th, 2015

To work most effectively and efficiently the Meadows HOA Board of Directors is pledging to abide by a number of basic business practices to assure each of the elected Board members has the right to discuss all issues facing the community and to vote on every issue, including expenditures above the designated amount. Further all Board members agree to work in concert and no single Board member may make decisions, agreements, or approvals without complete discussion with all seven (7) Board members.

Listed are recent specifics, other items may be added to this list as deemed needed in the future

1. All community rules, regulations and documents will be respected and applied equally to all homeowners
2. Architectural change requests must be voted on at a Board meeting, a single Board member may not solely approve.
3. Trees on the common area beyond the 5 feet, belong to and will be cared for by the Meadows HOA. Requests for cosmetic removal will be denied unless the homeowner agrees to pay all costs of cutting, debris removal, and stump grinding and replacement sod. City of Deerfield permits requested by the homeowner does NOT dictate the HOA Board that a tree may be removed
4. New concrete installed requires the homeowner to pay for the initial paint. Purchasing and applying only the approved color, texture and finish as all other home sites
5. Invoices must be submitted to the Office by mail or drop-off. Checks will be written on a schedule determined by the Treasurer and agreed to by the Board.
6. Walk-up check payment requests will not be processed
7. \$500 is the maximum purchase per vendor without prior full Board vote. Votes should occur in person, by email or only for emergencies by telephone poll of ALL 7 Board Member votes recorded and submitted for next Board meeting minutes

Date: ____/____/____

(Board Member printed name)

(Signature)

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