

Meadows of Crystal Lake HOA Board Meeting February 3, 2016

Meeting called to order at 9:00 AM

ROLL CALL:

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

Absent: None

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

Minutes from **January 6th, 2016** were read and approved unanimously

Director Reports

Treas. Ed Nickey	Total on deposit \$299,332.67 Accounting audit is very expensive, we need to explore other options and explore legal requirements for review at perhaps lower cost. Amendment vote may be required in early 2016
Pres Ron Masloff	Police report was received so we can make insurance claim on hedge accident. Board needs to clarify rules, weight, size and unsupervised animals in common area. Animals belonging to Visitors are NOT allowed in the Meadows under any circumstances. County leash law needs to be considered. Trespassers are also not allowed in The Meadows with animals.
V.P. Paul Davies	Community tables are dirty from events; they need to be cleaned before being stored. Cleaning service contract needs to be reviewed if services are not adequate need to consider putting out to bid. 10 hours per week is current contract.
Sec. Jerry Novickas	Ways & Means has met twice. We have 9 topics we will be announcing Monday night. Ways & Means to explore kitchen refurbishing, contractors will know the code requirements. No cooking in kitchen until resolved as cooking voids insurance coverage. Fred Foreman appointment letter, signed by all Board members. Website "Contact Us" form now has minimal requirements to submit.
Dir. Jim Giasullo	Pool repairs we need 2 nd & 3 rd opinions required to determine if community pool is in compliance with code and pool edge cleaning – is that in the contract.

Old Business

ISSUE: Architectural change requests Lots 172 widen driveway, 178 impact windows, 181 Replace grass near front entrance with concrete, 242 flat roof repair, 267 flat roof repair, 284 garage door, 357 Impact windows.

Discussion: Paul explained each request

Motion: Approved - Unanimous

ISSUE: Architectural change requests Lot 147 Variance for 8 feet concrete pad

Discussion: Documents read 3 feet and that has never been changed. Past Boards have expanded that to 5 feet. Beyond 5 feet can only be pavers up to a max of 8 feet.

Motion: Approved for 5 foot pad plus 3 feet pavers – Votes Masloff, Davies, Nickey, Novickas, Iovino, Laden – YES , Giasullo - No

ISSUE: Architectural change requests Lots 124

Discussion: Tree removal – requires replacement with 2 additional trees. Current width of drive is unknown. Measurements required to determine if extension is more than 20 feet.

Motion: Tabled

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ISSUE: Architectural change requests Lot 294

Discussion: Unapproved planting beyond 5 foot perimeter encroaching on lot line. Needs to be a Deerfield Beach approved tree.

Motion: Approved - Unanimous

Unapproved tree must be removed. Existing shrubbery must be trimmed. Upon completion of those two requirements, the homeowner may request approval for a planting in a location and tree type to be PRE-approved by the Board.

ISSUE: Architectural change requests Lot 86 extend driveway, remove tree

Discussion: Catch basin may be a future cost of repair for the HOA. If one tree is removed, it must be replaced with two as required by the city and Pre-approved by the Board. Proposing a circle driveway as an option.

Motion: Tabled

Contractor must provide specific drawings for proposal, engineer verification that catch basin will support vehicle weight, and the plans must include replacing the single tree being removed and the replacement with two city approved trees.

ISSUE: Lot 32 Homeowner claims driveway has airline cracks and wants HOA to repair.

Discussion:

Motion: Tabled further inspection is required

New Business

ISSUE: Remove online financials and budget do not publish Directory

Discussion: Financials are in the public record. Relators and perspective buyers find it useful and we are required by law to release it to them. Many buyers today are much more online savvy.

Motion: Passed Votes, Davies, Nickey, Iovino, Giasullo, Laden-5-YES Novickas 1-No Masloff 1-Abstain

ISSUE: ATT for office 3 phone lines and 1 internet \$218 / per month

Discussion: Need to compare cost from Comcast

Motion: Tabled further investigation

ISSUE: \$50 Clubhouse special assessment for events to offset cost above single owner regular use

Discussion: Insurance liability. 2 Reservations already paid deposits are grandfathered.

Motion: Masloff, Davies, Nickey, Novickas, Laden, Iovino, 6-Yes Giasullo-1-No

Open Community Discussion

Special architectural and plantings that need to be maintained by new homeowner needs to be disclosed and discussed at screenings

Meeting Adjourned 10:48 AM

Respectfully submitted by Jerry Novickas
HOA Secretary