



VENTANA OWNER'S
ASSOCIATION, INC.
PO Box 560328
Rockledge, FL 32956
website: ventanaoa.org
email: board@ventanaoa.org

BOARD OF DIRECTORS
President – John Buck
Vice President - Bob Yonker
Secretary – Gabby Lamidiaux
Treasurer - William Ritter
Director – Ron Fanelli

ARCHITECTURAL REVIEW
BOARD
Chairperson - Maxine Bevins
Linda Ritter
Tim Carter
John Buck

RECREATION/POOL
COMMITTEE
Ron Fanelli
Scott Wallace

MONTHLY MEETING MINUTES

January 8, 2019

Meeting called to order at 7:00 pm by Vice President Bob Yonker

Roll Call: Bob Yonker, Bill Ritter and Gabby Lamidiaux are present.
President John Buck is excused and Ron Fanelli is absent.

The December 2018 minutes have been approved.

Bob Yonker welcomed the attendees to the January 2019 Ventana Board Meeting.

COMMITTEE REPORTS:

Treasurer's Report:

Bill Ritter reported the following Account Balances – As of /7/2019

Bank Accounts

1 Year CD Reserve	\$13,078.36
13 Month CD	\$13,024.27
Reserve Account	\$6,709.18
Ventana Owners Assoc.	\$11,415.08

Total Bank Accounts \$44,226.89

Last year, we had some unexpected expenses during the year causing some overspending. as a result, Bill had to move approximately \$1800 from the reserve account to the checking account in order to pay the bills. Since December 15th, however, assessments are being received so the money can be replaced. Reminder, the 2019 budget *commits* us to put \$7,000.00 into the reserve this year. Additionally, around March 10 we are going to cash in our 1 year CD, \$13078.36, upon its anniversary. That money will be transferred to the reserve account. The reason is that



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the 13 month CD has a higher interest rate.

Spending to date for 2018 have yet to be updated because still paying for end of the year expenses. Lesson learned, the Board had underestimated the 2018 budget and will be more mindful next October.

Joint Recreation Committee

Report- No new information to report.

Architectural Review Board Report (ARB)- Sent via email from Maxine Bevins

Approvals:

- 4060 Orion Way - Paint House
- 4100 Orion Way - Re-roof House
- 4152 San Ysidro - Replace Front door
- 4070 Orion Way - Put in a fence in the backyard

Maxine Bevins has been a valuable asset to our community and as chaired the Architectural Review Board for many years. She has informed the board that after our Annual Meeting in February, she will no longer be able to serve as Chairperson of the ARB.

The board needs someone to fill the position as Chairperson of the ARB.



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Welcome committee- Nothing to report.

Ground Maintenance-

The Board planted about 80 Poinsettias at our entrance in December and they were very pretty. Currently, they are dying due to overwatering. The Board had reached out to the community for help, ie. garden club and there has been no response. New plants will be installed sometime in February as previously planned.

The foxtail palms at our entrance are sprouting many many seed pods. They need to be removed after flowering because it takes nutrients away from the rest of the palm. We plan to have Woodchuck will be take care of that for us soon.

OLD BUSINESS

Newsletters- Have you received our newsletter in your email? If not, please email the board and leave us your email address so we can update our contacts. The newsletter is also posted on the first page of our website and at the kiosk by the pool.

Ashwood Lakes HOA communication- Ventana and Ashwood Lakes own the Recreation area 50/50. Costs are managed 2/3 and 1/3 by the Joint Recreation Committee which consists of 5 people. The division alternates 3 of us 2 of them last year and this year its 2 of us and 3 of them. The responsibility of the JRC is to establish and maintain a budget that covers Recreation area costs. Amendment I tells them how to do it. About 3 years ago, Ashwood Lakes went to a management company and have since relinquished control. Example: In our budget, as

of March 1st, Bill has to write a check to them for \$11,979.00. That is our annual application. Wouldn't you want to know what that money is used for? We have never received a budget.

Back in August, Ron and Bill attended one of their meetings. Bill spoke to their management



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representative and explained our Amendment I which is very similar to their Amendment VI and that they are in violation. He said he understood what is required and would get back to Bill. Bill received no response. Our President has written a strong letter to their management company and their board President. To this day, no response.

NEW BUSINESS

Management company- Our Board consists of 5 people. Our obligation, based on the governing documents, is to enforce the restrictions, rules, and regulations. How do we do it?

1. Residents take the initiative and inform the Board if they see anything that needs attention.
2. In the past couple of years, the Board members and few volunteers would walk or take the golf carts to make neighborhood assessments taking notice of what's wrong, what's within compliance, etc. Once the assessments are made, the letters are sent out and follow-ups are required. These follow-ups are an ongoing process for the Board because some residents will comply, some will not. The Board is exploring the option of hiring a management company to make the inspections, send the letters, do the follow-up and keep the records. We probably won't see this happen this year because there is nothing in the budget for it. The Board is still in an exploratory phase interviewing companies.

The Board implores our neighbors to do their part to take notice and inform the Board if they see anything that may require some attention. Coming from neighbors, it is an unbiased observation.

Dave Carter asks if the Board will have the end right to approve or contest violations seen by the *management company*. The answer is yes.



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The Ballots have gone out and some have been returned already. They look the same as last year's ballot. Only the date has been changed. If we cannot get anyone to chair a committee or field a Board, we will have to go with a Management Company and things will surely change.

Dave Carter asks what can the residents do if they want to change one of the rules. What if they say, “ We don't want an outside force taking over, we want somebody on an hourly basis, not on contract?” Basically, people would have to come to a meeting, there would be a voting process but that would require people's interest and sadly, we don't have very much of that. Bill shares that if any or all of the board members decide not to serve on the board for the next year. It could go to court and a judge assigns a management company to the neighborhood. He will then assign a President, Vice President, and treasurer. The HOA will be in the hands of the county clerk.

Bottom line, if a community cannot field a Board, the Law will take over.

Did you know? Ventana is a Corporation. Each year, Bill re-registers the board with the state of Florida and tells them who the new officers are.

Newsletter Sponsorship- The board does not accept any sponsorship for the production of our newsletter.

PUBLIC FORUM-

Joseph Skowron would have liked to help plant the Poinsettias but he didn't see the newsletter on time. Only the 2018 4th Quarter Newsletter has been mailed out via post. The Newsletters are available to be viewed and downloaded on the Ventana website. Minutes of the meetings are also available to be viewed and downloaded on the Ventana website.



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Charles Hultgren asks if we have obtained a lock box for the pool area.

There has been a discussion about signs posted in yards. Amendment VIII states the information about the approved signs.

MEETING ADJOURNED: 7:48 pm

ATTENDEES AT MEETING: “*Thank you for supporting our community.*”

Charles Hultgren Joseph Skowron Dave Carter