



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

February 12, 2019

Meeting called to order at 7:00 pm by President John Buck

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

The January 2019 minutes have been approved.

John Buck welcomed the attendees to the February 2019 Ventana Board Meeting.

Quorum has been overruled due to the lack of a quorum. The membership present agreed to proceed with the 2019 Annual election.

There were no further nominees for the 2019 Board. All standing board members have agreed to continue serving for the upcoming year.

Maxine Bevins, Elections Chair, Shirley Ebelink, Vice Chair, and Julie Shurrock, Assistant counted the ballots for the election. Thank you, ladies.

COMMITTEE REPORTS:

Treasurer's Report:

Bill Ritter reported the following Account Balances – As of 2/11/2019

Bank Accounts

1 Year CD Reserve	\$13,082.80
13 Month CD	\$13,047.07
Reserve Account	\$6,709.75
Ventana Owners Assoc.	\$41,385.54

Total Bank Accounts **\$74,225.16**

As anticipated, the anniversary of the 1 Year CD is on March 10. If approved by the Board, it will be cashed in and combined with the Reserve checking account. Another option would be to purchase another 13 month DC with a higher interest rate.



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The Final 2018 Year to date spending shows that the board has gone over the budget of approximately \$3000.00 due to unexpected tree removals and other common property maintenance issues.

Also not anticipated:

- US Postal Service increased the cost of the P.O. Box.
- Grace Fellowship is charging the Board \$35 per meeting for the use of the meeting room totalling \$420.00 per annum. In the previous years, the board would donate a flat \$300 per year which is what has been budgeted. The board will discuss a fair solution to this adjustment.
- Per John Buck, extra costs to maintain the landscaping at our entrance last year turned out to be the result of years and years of over-mulching and neglect on the part of our landscaping company.

Joint Recreation Committee Report-

No meeting has been held. This year Ventana provides 3 members in JRC and Ashwood Lakes provides 2. This stands for all odd-numbered budget years per Amendment 1, page 2 of Ventana's Declarations.

John is requesting notes from future JRC Meetings. He also has some information about a stand-alone digital surveillance system for the JRC to look into.

A resident has witnessed children riding hoverboards on the tennis court and sitting on the nets which are now sagging.

Architectural Review Board Report (ARB)- Reported by Maxine Bevins who has agreed to continue to serve on our ARB. Thank you, Maxine!

- 4171 Ventana Blvd.- Re-roof; Approved
- 4114 Costa Mesa - Re-roof; Approved

Maxine will be reviewing the Architectural Standards Manual for any possible updates.



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Welcome committee- Nothing to report.

Ground Maintenance- John reports that shrubs along Murrell have been trimmed by Kurt. He is doing some experimenting with the flower beds and has ordered 40 Geraniums to be planted. John consulted Rockledge Gardens for suggestions for our flowerbeds. The Poinsettias in the North bed seems to be growing so he is going to give them a chance. Bob is charged with exploring new companies to trim our palms and mow the grass.

John lowered the flag at half staff in honor of great guy, a fellow resident, and Veteran George O'Lear. He is the husband of our welcome committee member Louisa O'Lear. He will be missed.

John, Bill, and Bob donated personal money to Down the Road Homeless and Airforce Thrift shop on US 1 in George's name. That was very thoughtful.

OLD BUSINESS

Newsletters- Newsletters will remain quarterly. They are posted in the kiosk at the pool area and if residents prefer newsletters via email, please send us your email address.

Election- *42 ballots. 6 no address. 36 good ballots*

John Buck	President
Bob Yonker	Vice President
Bill Ritter	Treasurer
Gabby Lamidiaux	Secretary
Ron Fanelli	Director

John expressed his appreciation for the board members and for their services during the last year.



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Ashwood Communications- Bill suggests that a formal letter is sent to Ashwood Lakes to inform them of who our JRC Members are for this year. Also that, per our annual meeting, there is no change in our board.

NEW BUSINESS

The Board welcomes Julie Shurrock who will be a member of our JRC this year.

Management company- John and Bill are looking for a company to manage our non-compliance tasks.

Lake #2- There have been some Algae complaints. Lake Doctors came out and sprayed some environmentally safe products out there, reports John. It is okay to have some algae and weed growth at the edges of our lakes. It becomes a little habitat for tiny fish and organisms.

Future business-

- American Shoreline Restorations will be by to do an assessment of our lakes and advise us as to which shoreline needs to be done next. Budget wise, we may be able to do one shoreline this year says Bill.
- According to our Declarations, we are required to have 75% of residents to secure an amendment.

PUBLIC FORUM- No public forum

MEETING ADJOURNED: 7:55 pm

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

Julie Shorrock
Maxine Bevins

Charles Hultgren
Shirley Ebelink