



**VENTANA OWNER'S  
ASSOCIATION, INC.**

P.O. Box 560328  
Rockledge, FL 32956-0328  
Online: ventanaoa.org  
Email: board@ventanaoa.org

**BOARD OF DIRECTORS**

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

**ARCHITECTURAL  
REVIEW BOARD**

Chairperson - Maxine Bevins  
Shirley Ebelink  
Linda Ritter  
Tim Carter

**RECREATION/POOL  
COMMITTEE**

Ron Fanelli  
Scott Wallace  
Julie Shorrock

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**MINUTES OF THE EXECUTIVE BOARD of the VENTANA OWNER'S ASSOCIATION**

MARCH 12, 2019

Meeting called to order 7:02 pm by President John Buck

Present: Bob Yonker, Bill Ritter

Excused: Gabby Lamidiaux Absent: Ron Fanelli

Pledge of Allegiance

February 2019 minutes: Motion to approve- Bill Ritter; Seconded by Bob Yonker

**COMMITTEE REPORTS**

**Treasurer:** Bill Ritter reported

Bill recited a letter from Bill Anderson of American Shoreline Restoration. On January 14 he reviewed the erosion situation in both our lakes. It is his opinion Ventana should repair the eastern shoreline of Lake # 2 as the next priority. A vote was taken and unanimously approved to move forward with this project. A second vote was taken and approved to finance the \$16,660 cost by using funds from our reserve checking account and our 1 yr CD which was due March 10.

Bank Accounts:

1 year CD:	13,082.80
13 month CD:	13,094.32
Reserve account	6710.25
VOA	29,528.46

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**TOTAL** **62,415.83**

**Recreation Committee:** John reported for Ron. There has been no communication from this committee for more than a month. John Buck and Julie Shorrock attended two scheduled meetings and in both cases, key people from both neighborhoods never showed up so the meetings accomplished nothing. Beginning this month Ventana will manage the JRC meetings and be represented by Ron Fanelli, Julie Shorrock and Scott Wallace. This committee may change by April. Ashwood Lakes will have two representatives and John Buck has written a letter to the Board of Ashwood Lakes announcing our new Board and representatives for the JRC.

The pool has had a lot of problems lately. Boys were photographed jumping from the roof into the pool. The doggie bag waste bin seems to be constantly full. Hopefully the new JRC committee will remedy these problems. Charles Hultgren mentioned the shingles on the bathroom structure at the pool are not in good shape and need to be replaced.

John read details from our Covenants detailing exactly when and how the JRC budget is to be presented. This is the responsibility of the Ashwood board and their management company. Fiscal years for both communities are different so getting figures is a priority by October 2019.

**ARB:** Maxine reported one ARB approval: fence at 4180 San Ysidro (James Grimsley)

Maxine asked about other types of roofing but it was determined she was referring to tar paper.

**GROUNDS:**

**John reported.** The poinsettias were removed as they never grew due to overwatering by rain and irrigation. John Buck, Bill Ritter and Alyssa Hultgren purchased forty 1 gallon pink and salmon Geraniums and planted twenty in each bed at the front entrance. John continues to prune them weekly.

John reported the clump of large palms on the island at the entrance has another dead palm. This is due to a palm fungus that has no cure. Originally there were 11 palms in the clump and now there are 4. John will contact Woodchuck to remove the palm.

John talked to Earl Mills, an independent landscaper who has agreed to manage our entrance beds beginning in May. It will be determined at that time if his services are needed.

**NEWSLETTER**

John reported the 2nd quarter newsletter is complete and emailed to the community, posted in the pool kiosk and on the website. The next newsletter will be published in July.

**WELCOME COMMITTEE:**

Maxine reported welcoming the following resident: James Grimsley

**OLD BUSINESS:**

- Bob Yonker reported he is in conversation with several potential landscape contractors. He said he should have prices within two weeks. The contract involves mowing and trimming Ventana's common areas.
- Management company search: John and Bill to undertake. Ventana would like to eliminate management of the non-compliance issues, since this task annually takes so much effort from the board.
- Lake 2 algae and drainage: Ongoing and pretty much cleared up. Once a month visits seem adequate at this time. Both lakes are active with shorebirds, pelicans and anhingas at this time.

**NEW BUSINESS:**

- The VOA will need a Secretary in the coming months since Gabby Lamidiaux will be moving. It was discussed we may have to operate as a Board of four on a temporary basis. In the event this happens, any vote taken will recuse the president from voting. The VOA can, however, operate with a board of three people.
- John mentioned there is a sizable hole in one of the front entrance planters. Contractor needed.

**PUBLIC FORUM:**

Resident James Grimsley attended his first VOA meeting and talked a little about where he has lived previously and that they are happy to be here in Ventana.

Meeting adjourned at 7:40pm.

**Attendees:**

Maxine Bevins

Louisa O'Lear

Charles Hultgren

James Grimsley



## **OLD BUSINESS**

- Lake #2 issue, Alligators gone. Bob Yonker remarked the algae on Lake #1 is still there but it was determined it was healthy underwater grass.
- Charles Hultgren mentioned his wife Alyssa will volunteer to help John with the front flower beds.
- Christmas decoration at the entrance was completed by Bill and John. Bill donated 16 sets of net lights and they were installed on the side viburnums and a small section on the island. Wreathes and other hanging decorations were also installed. Next year we hope to have a new set of white net lights on the island.

## **NEW BUSINESS**

- The Board will be interviewing property management companies early in 2019. The reason is to eliminate the whole violation process from our volunteer responsibilities. It was determined not to contact Tropical Realty nor the property management company employed by Ashwood Lakes because of negative experiences in the past. Bill requested he join in the interview process. Bill mentioned that we, as a Board, want to maintain control of Ventana. This is the main reason, as well as cost, we want to purchase only the non-compliance service from the management company. It was stressed we are only in an exploratory phase and anticipate 2020 as a start date if this service is approved. This adoption of this service will obviously need to be budgeted for in 2020.
- John mentioned the community looks pretty good in general.
- John has requested Gabby to send out 5 more violations.
- Discussion ensued regarding the invasion of grasses other than St Augustine Floratam in the community. No resolution. It was mentioned this invasive grass needs to be killed off and the new St Augustine sod installed, a costly process. Over the years this grass is slowly becoming a problem.
- Bill issued a new directory to the Board.
- Maxine asked if any residents have offered to run for a Board position. John said the current Board will remain intact in 2019.
- Bill expressed his disappointment in not having a full Board meeting in several months.
- Maxine suggested we utilize a management company to handle only the violations issues. John reiterated he had previously talked about this and agreed.
- Our shorelines will be evaluated in the coming week or so by American Shoreline to determine the success of the 2017 installation on the South side of each of our lakes. They will also determine which shoreline should be addressed next. Bill will contact.

## **OPEN FORUM**

- Nothing to report

Meeting adjourned 7:50pm.

### **Attendees:**

Charles Hultgren

Luisa O'Lear

Maxine Bevins