



**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**
Maxine Bevins
Shirley Ebelik
Linda Ritter
Tim Carter

**RECREATION/POOL
COMMITTEE**
Julie Shorrock
Ron Fanelli
Scott Wallace

MONTHLY MEETING MINUTES

May 14, 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 March 2019 minutes have been approved.

COMMITTEE REPORTS:

Treasurer's Report:

Bill Ritter reported the following Account Balances – As of 5/13/2019

Bank Accounts

13 Month CD	\$13,139.44
Reserve Account	\$19,796.94
Ventana Owners Assoc.	\$28,731.12

Total Bank Accounts \$61,667.50

Bill reports that half of the year has already gone by and the heaviest expenses have been paid. Lake Restoration- There will be an increase from Lake Dr. in June and it has been anticipated in our budget.

Bill has not been able to purchase a replacement flag yet. Checking online is an option to look into.

Joint Recreation Committee Report-

Ron Fanelli reports that the pool had been temporarily closed due to vandalism. A life ring and Shepherd's hook had been damaged and Vi had closed the pool for safety and liability reasons. Bill asks if the camera had picked it up. Ron says that the JRC has met to discuss the upgrade of the camera system. Kids are climbing over the fence or pool equipment and jumping off the roof of the bathhouse as witnessed by one of our residents.

The JRC is also exploring a keyless entry system that will be able to monitor entrance into the pool and courts. The idea is to eliminate the unauthorized use of our recreation center. Damage

repairs :

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Architectural Review Board Report (ARB)- The following has been completed for April/ May 2019. ARB forms can be dropped off at 3141 San Ysidro. Let Maxine know to expect you.

- 4083 Costa Mesa Ln. Re-roof
- 4171 San Ysidro Wy. Re-roof
- 4169 Ventana Blvd. Re-roof
- 4102 Las Cruces Wy. Paint exterior and reroof
- 4044 Costa Mesa Ln. Re-roof
- 4094 Costa Mesa Ln. Re-roof
- 4110 Las Cruces Wy. Re-roof and Gutter
- 4155 San Ysidro Wy. Replace garage door
- 4155 San Ysidro Wy. Replace pool heater with a solar heating system
- 4178 Ventana Blvd. Re-roof
- 4160 San Ysidro Wy. Re-roof
- 4166 San Ysidro Wy. Re-roof
- 4119 Orion Wy. Re-roof

Welcome committee- Nothing to report

Ground Maintenance- John reports that the entrance and the flower beds have been maintained and are doing well. John goes up and trims weekly and had a few people have actually stopped by to compliment his efforts.

A Ventana Garden club is still an idea to benefit our neighborhood.

John explores the idea of having the area at the corner of Ventana and San Ysidro cleared out, sodded and a bench installed.

OLD BUSINESS

Landscape company search- Bob taking lead and getting estimates.

Management company search- Companies do not take on a la cart tasks. John suggests getting quotes from management companies. We still need to have a board but Ventana needs volunteers to maintain control and hiring a management company will add additional expenses resulting in



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approximately \$1200 / month for full service.

Ashwood HOA communications remain to be poor. John continues his efforts to address certain violations.

Lake #2 Algae and drainage- Status can change weekly but efforts seem to be effective. Our contractor, Lake Doctors, does not see any problems at this time.

Lake#1 has an abundance of bird life indicating the lake is healthy.

NEW BUSINESS

Front entrance palms are diminishing due to fungus. The board is looking at ideas to fill in that area.

Handyman- The front entrance structures need some repairs. John and Bob are looking for a handyman to do repairs and paint an outflow structure in lake 1.

PUBLIC FORUM-

Solicitor- There has been an influx of solicitors and religious groups. They need to be reminded that no soliciting is allowed in Ventana

MEETING ADJOURNED: 7:52 pm

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

Charles Hultgren
Maxine Bevins Shirley Ebelink