

	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
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MONTHLY MEETING MINUTES

July 9, 2019

Meeting called to order at 7:07 pm by President John Buck

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

The May 2019 minutes have been approved.

COMMITTEE REPORTS:

Treasurer's Report:

Bill Ritter reported the following Account Balances – As of 7/ 8 / 2019

Bank Accounts

13 Month CD	\$13,186.26
Reserve Account	\$19,798.20
Ventana Owners Assoc.	\$26,016.67

Total Bank Accounts \$59,001.13

Bill reports that the proposed front end project to sod and place a bench on the south side (corner of Ventana and San Ysidro) entrance would approx cost about is about \$700 plus the cost of the bench. There is 2,000.00 designated for mulch. Bill proposes that we do not mulch this year and put those monies toward the bench project.

In addition, we are faced with some damages which could cost up to \$5,000.00. Our budget still has a 'commit to reserve' amount of \$7,000.00 that could be used to get this project done.

Regarding the front entrance color, Earl Mills is going to take care of maintaining the flower beds. He quoted us \$900 for the rest of the year, one visit in July and another in the fall (\$450 per visit) and this would be within budget. John will look further into this amount for next year.

Joint Recreation Committee Report-

Ron Fanelli reports that the JRC is still working on an electronic type entry system for the pool to monitor who is going into our pool. This is important because as of late, there has been a significant amount of vandalism. This can help to ensure security for Ashwood Lakes and

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Ventana residents. They have a few good proposals right now and are hoping to select a vendor within the next month or so.

365 Pool Service met with the health inspector and we had some issues to take care of and 365 Pool Service was able to resolve them right away.

There has been a recent pool closing due to defecation in our pool. 365 Pool Service has been excellent about taking measures and increasing the chlorine levels according to the protocols for this type of situation.

There have been unsupervised children, horseplay and inappropriate activities. For example, children have been jumping off the roof of the cabana into the pool. Residents are asked to call Rockledge PD if you see anything going on. We'd like to keep our neighborhood safe.

Rockledge PD NON- Emergency # (321) 690-3988

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

- 4166 San Ysidro Wy. Re-roof
- 4101 Las Cruces Wy. Re-roof
- 4059 Orion Wy.. Re-roof
- 4125 San Ysidro Wy. Re-roof
- 4108 Las Cruces Wy. Re-roof
- 4132 San Ysidro Wy. Re-roof
- 4103 Las Cruces Wy. Re-roof
- 4174 Ventana Blvd. Landscaping w/ tree removal
- 4064 Costa Mesa Wy. Re-roof
- 4110 Orion Wy. Re-roof
- 4107 Las Cruces Wy. Re-roof

For a tree removal, it is necessary to contact Rockledge for approval for anything over 4" by calling 811.

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Welcome committee-

Warm welcomes to Ryan and Andrea Greer at 4179 San Ysidro and Shane and Ashley Moore at 4127 San Ysidro.

Ground Maintenance- John reports that there are 32 columns at our front wall along Murrell that endured some hail damage. The material is styrofoam and needs to be repaired and reinforced with plywood and stucco. We will explore the budget to repair these columns.

A shore restoration project on the East shore of Lake # 2 will be starting in August. Please keep children and pets away.

On the center island of our front entrance we had 11 palms and we are down to 2 left due to the Ganoderma fungus. The fungus attacks the tree through the soil and eats away the wood which kills the leaves at the top. There is nothing that can be done to save these palms so John has been exploring ideas for filling in that area with rocks or a structure of sorts.

John has reduced the surface area of the flower beds that need color replaced which reduces the cost. Currently we have perennials; Ixora and crotons and pentas which are looking great.

OLD BUSINESS

Bob Yonker is currently conducting Landscape company search.

Management Company Search- Sometime in the near future, within the next 15 years, we will be looking for a management company to run the violations and all the things the board does. It has been a challenge finding volunteers to protect our property values. When we don't acquire volunteers to run the board, management company will be needed which will in turn increase our budget (about an \$11,400.00) as we have to pay them. It would be nicer if we had volunteers. :)

Violations are currently in the works. Majority are minor compliances like trimming palms or power washing your driveway, all in the interest of maintaining the beauty and protecting the value of our homes in Ventana.

Algae in the Lakes - It comes and goes. It may be unsightly, but it is harmless. Our contractor comes along once a month and treats for it.



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An interesting share about our drains from Bill: Parts of Ventana Blvd, San Ysidro and Las Cruces drains into Lake 1. Costa Mesa, Orion and parts of Ventana and San Ysidro drain into Lake 2. These are all the gutters and drains you see along the streets. That is where our rain water goes. There is a pipe that connects Lake 2 to Lake 1 and there is an outflow unit that regulates the height of the water. The water from that outflow travels underneath San Ysidro into the Viera East/ Rockledge canal and eventually ends up in the Indian River. The city of Rockledge strongly urges that we do not allow waste to get into any of these drains because if one of those pipes should get clogged, it will cause problems in which case we would call the stormwater department. Please do not put your yard waste on the street gutters.

Email updates are still ongoing. Newsletters are delivered via email. It is also posted Pool area kiosk.

Neighborhood watch review- Sadly we did not have a good turn out. Just a few Ventana neighbors and one Ashwood Lakes resident showed.

NEW BUSINESS-

1st of Property inspections are complete.

PUBLIC FORUM- Thank you all for coming :)

MEETING ADJOURNED: 8:02 pm

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

Maxine Bevins
Louisa O’Lear
Jenny & David Cao

Shirley Ebelink
James Grimsley
Patrick & Nancy Lee

Next meeting Sept. 2019