

	<b>VENTANA OWNER'S ASSOCIATION, INC.</b> P.O. Box 560328 Rockledge, FL 32956-0328 Online: ventanaoa.org Email: board@ventanaoa.org	<b>BOARD OF DIRECTORS</b> President - John Buck Vice President - Bob Yonker Secretary - Gabby Lamidiaux Treasurer - Bill Ritter Director - Ron Fanelli	<b>ARCHITECTURAL REVIEW BOARD</b> Maxine Bevins Shirley Ebelik Linda Ritter Tim Carter	<b>RECREATION/POOL COMMITTEE</b> Julie Shorrock Ron Fanelli Scott Wallace
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**MONTHLY MEETING MINUTES**  
September 10, 2019

Meeting called to order at 7:02 pm by Treasurer Bill Ritter

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

The July 2019 minutes have been approved.

**COMMITTEE REPORTS:**

**Treasurer's Report:**

Bill Ritter reported the following Account Balances – As of 9/9/2019

**Bank Accounts**

13 Month CD	\$13,233.24
Reserve Account	\$19,800.44
Ventana Owners Assoc.	\$25,706.18
<b>Total Bank Accounts</b>	<b>\$58,739.86</b>

Bill reports that the reserve account covers the \$16,600.00 cost of the shoreline restoration for lake #2 which is scheduled for sometime in the month of November.

We had committed to reserve \$7,000.00 in which is scheduled to be transferred from the checking to the reserve account.

**Joint Recreation Committee Report-**

Ron Fanelli reports that there has been an ongoing email discussion about an electronic entry system and the new camera system for the pool in the interest of limiting pool access to Ventana and Ashwood Lakes residence only. They are also discussing a penalty for lost/ replacement key cards.

Vandalism has been horrible in the Joint Rec area and continues to cost us money.

Ventana's JRC continues efforts to meet with Ashwood Lakes

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**Architectural Review Board Report (ARB)-** The following has been completed or approved for July/ Aug. 2019. ARB forms can be dropped off at 3141 San Ysidro. Let Maxine or Shirley know ahead of time so they can expect you.

- 4174 Ventana           Paint Exterior
- 4103 Costa Mesa      Re- roof
- 4165 San Ysidro       Re- roof
- 4136 San Ysidro       Re- roof
- 4127 San Ysidro       Gutter Installation
- 4140 San Ysidro       Re- roof
- 4180 San Ysidro       Paint Exterior
- 4106 Las Cruces       Re- roof
- 4054 Costa Mesa       Paint Exterior- Pending
- 4140 Orion Way        Re-roof, Replace gutters

**Welcome committee-** Nothing to report at this time.

**OLD BUSINESS**

**Ground Maintenance-** Landscape Company Search- Why are we looking for new landscapers?

Apparently, our current landscapers have left trash and Palm fronds amongst other things. . Bill reports that by an expert opinion, our front bushes were diseased or dying because they are over mulched and had no breathing room . Our landscaper charged us \$1820.00 to cure that by removing the mulch.

The Board currently has 2 bids and has voted to get a 3rd bid before deciding on a new landscaping company. A decision is to be made at the next Board meeting.

Flower beds are looking good. Earl Mills has been responsive when needed.

Hail Damage repair- Will resume in October .

Signs- New signs from Kendall will cost between \$38 and \$60 to print. This does not include the cost of mountings. Our current signs are weather worn and in bad shape. Further discussion is needed.

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**NEW BUSINESS-**

Bench Garden- November project. The public forum feels that vandalism and trash will follow the installation of a bench in our common area. The Board has voted to put this project on the back burner to be followed up with at a later time giving priority to repairing hail damage and sign replacement.

Blanket lights- For holiday decorations, John has been proposing the purchase of blanket lights for the front entrance. The Board voted on proceeding with the purchase of blanket lights.

Entrance lighting- It has been observed that the front entrance lighting is not bright enough or is mis- directed. It would be very costly to install more lights. The Board voted to delay this topic and re-assess the direction of lighting.

The next Newsletter will be distributed in October.

2020 Budget Meeting is scheduled for October 22.

City of Rockledge repaved our front entrance.

**PUBLIC FORUM-** Thank you all for coming :)

**MEETING ADJOURNED:** 7:43 pm

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

Shirley Ebelink

James Grimsley

Charles Hultgren

**Next meeting Nov. 2019**