



**VENTANA OWNER'S
ASSOCIATION, INC.**
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BOARD OF DIRECTORS
President - John Buck
Vice President - Bob Yonker
Secretary - Gabby Lamidiaux
Treasurer - Bill Ritter
Director - Ron Fanelli

**ARCHITECTURAL
REVIEW BOARD**
Maxine Bevins
Linda Ritter
Tim Carter

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

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

NOVEMBER 12, 2019

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

Present: Bob Yonker, Bill Ritter, Gabby Lamidiaux Excused: Ron Fanelli

Pledge of Allegiance

September 2019 minutes: Tabled. To be approved at the January meeting.

COMMITTEE REPORTS

Treasurer: Bill Ritter reported

Bank Accounts:

13 month CD:	13,280.39
Reserve account	26,806.02
VOA checking	15,250.64

TOTAL **55,337.05**

Bill suggested the board renew the 13 month CD for another year. Board approved. CD is due November 22.

Bill detailed changes made for 2020 at the budget meeting held in October.

Highlights:

Utilities less

Fertilizer & pest control, slight increase

Front entrance color: \$1800

Mulch: \$2000 (Bob inquired re new contractor)

Tree removal: \$2000

Lake management: went up

Management company:

Legal expenses: Down to \$1500

Insurance : same

Mtg expenses: \$245

PO Box: \$102

Storage unit: \$900

Printing: \$98

No changes for pool budget: \$11979

\$7000 to reserve. Total budget: \$48589

Motion to approve 2020 budget was passed unanimously.

Recreation Committee: No report. No changes to the 2020 budget from Ashwood Lakes. Lots of agenda items unresolved. John reported Ventana will be represented by 2 residents in 2020. Ashwood Lakes will be represented by 3 residents.

ARB: Maxine Bevins is retiring as Chairperson of the ARB in 2020, and she has served in some capacity on various boards for 20 years. On behalf of the Board, John thanked Maxine for her many years of service to the community. Linda Ritter is also retiring.

Shirley Ebelink will be the new ARB chairperson in 2020. Tim Carter will remain on the ARB and new resident Jim Grimsley has agreed to fill the last ARB position. John thanked all.

Maxine mentioned Ventana had 40 new roofs in 2019. The letterhead will be changed to reflect the new volunteers. Shirley mentioned the Board should take action against property owners who do not comply with the ARB guidelines. This has been a long time problem that is never addressed. It was decided Shirley draft a letter of recommendation of action to be reviewed by the board. Bill Ritter requested Shirley Ebelink to review the Architectural Standards Manual to become up to date and to suggest any changes. Maxine mentioned our residents receive a 25% discount on house paint from Richard's Paint and Sherwin Williams. The ARB reviewed 50 applications in 2019.

Shirley Ebelink presented a schematic of all the properties in Ventana, including owners and house numbers. This will prove valuable to the board and the ARB from this point forward. John requested an agreement among Gabby, Bill and Shirley should decide who updates the master resident list.

WELCOME COMMITTEE: Maxine has two new residents to visit. Maxine has agreed to remain responsible for the welcome committee. John offered to accompany Maxine if she wants.

GROUNDS: John reported. The proposal to resod and add a bench to the area on the corner of San Ysidro and Ventana Blvd has been set aside for the time being.

NEWSLETTER: Fourth quarter newsletter has been sent out. Next newsletter due in March.

OLD BUSINESS:

Landscape company review:

Bob Yonker has been interviewing 3 potential contractors.

Bob reported he is happy with the three companies he has interviewed. John asked Bob if improvements suggested by the three companies are included in their quotes. It is the Board's understanding the quotes are based on a monthly maintenance schedule including common property mowing, trimming, weeding and removal of branches and limbs. Ventana currently contracts separately for fertilization and insect control. Bob related all the companies are very capable of improvements. Bob said we may want to review the work of our current contractors regarding fertilization and insect control. John agreed the front entrance walls need improvement but is concerned exactly what the expectations are for a new landscape company. Before 2018, Bill mentioned no fertilization and pest control were contracted.

Ultimately it was decided John will review the current estimates. The question remains if the board hires one contractor for all services or to remain with the current three contractor system. John will inform the Board of his findings. Bob gave John the current estimates.

The flower beds:

The flower beds remain in good shape with our current contractor. New flowers to be added in January.

Storm drains:

Maxine complained about residents placing pruned yard debris on top of the storm drains. John will remind residents in the next newsletter. Bob wants to contact the Stormwater Management of Brevard County to cite the offending property. John will make contact with this group to see what they can do.

Front entrance structures

John talked about the damage from 25 years of neglect of the front entrance structures. John read an estimate from Alex Reynolds to complete this work...\$1800. The curved planter section that is damaged should be repaired. On hold is the hail damage on our front wall columns. The Board agreed to approve the estimate and request the work be completed in early 2020.

Shoreline Restoration:

Bill said American Shoreline Restoration will be in Ventana to complete the contracted work the our eastern shoreline of lake #2 will be repaired in November 2019. Money has been allocated. Bill explained the process. John expressed the fact the Board has never assessed the community for this expensive repair project.

New signage:

John displayed the 3 new signs that were produced to replace the weathered old lake entrance and front entrance signs. Discussion ensued regarding the personal property signs we have concerning "No trespassing" and "Soliciting". Signs are available to the community for a cost to be determined at a future date.

Property inspections update:

John needs to follow up on 5 recently cited properties. More on this later in New Business.

Front entrance decorations:

The board has purchased 16 4x6' net lights to help decorate the center island at the entrance. These are in addition to the existing lights previously purchased over the years; and each year there are some lights that fail to work. John will post a notice to ask for assistance in decorating.

NEW BUSINESS

Property Management company:

Bill talked about our fiduciary duty to cite properties for issues of non-compliance. He explained the whole process, which has been a headache for the Board for years. It is simply our most unpleasant task. Three out of the four companies Bill interviewed are full service companies. We are looking for a la carte service. Compliance issues only. The fact is in 2020 we will be contracting an agent to handle the violation process for us. Cost will be determined by a per visit schedule, which has been included in the 2020 budget. Details will be forthcoming.

Quarterly meeting:

John explained he wanted a discussion to see if the board would consider a quarterly meeting vs bi-monthly meeting.

Elections:

John said he would send out a communication to the community inviting participation on the Board in 2020. Bill will send out the ballots in late December.

Resolution to amend:

Bill talked about Statute 720 law limiting what we can charge for a late assessment fee. We will roll back our fee from \$35 to \$25 to comply with the law. Vote was unanimous. Bill will include on our website.

OPEN FORUM

Mr Grimsley commented on the speeding on San Ysidro.

Meeting adjourned at 8:15 pm

Attendees:

Maxine Bevins

Shirley Ebelink

James Grimsley

Ryan Greer

