

January 14, 2020

Meeting called to order 7:05 pm by President John Buck

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

Pledge of Allegiance

September and November minutes approved.

COMMITTEE REPORTS

Treasurer: Bill Ritter reported

Bank Accounts:

13 month CD 13,305.90

Reserve account 10,149.23

VOA checking 20,536.09

Total 43,991.22

Bill reported these numbers changing weekly with the 2020 assessments being received.

Bill also reported a surplus in the account of 6,639.91, this will be transferred to the reserve account.

Recreation Committee: Ron reported that this year Ventana will have only two members on the JRC, Ron and Julie Shorrock.

The JRC is reviewing proposals for a new camera system and electronic entry system for the pool area. With the recent increase in vandalism at the pool area the new security improvements should help to identify those responsible and limit access to the pool to Ventana and Ashwood residents and their guests.

The system can be expanded in the future to include the tennis court and basketball court. The JRC is looking to have the improvements in place by the summer.

New signs are also in the works for the recreation area since the old signs are faded and hard to read.

ARB: Shirley Ebelink gave a recap of the ARB for 2019.

Roof replacements	34
Fence additions	1
Paint exterior	6
Garage door replacements	1
Pool heater replacements	1
Landscaping	1
Gutter installations	2
Window replacements	2
Total	48

Shirley also gave an ARB activity report for the past 5 years cumulative. A total of 149, replacements, paint or repairs/installations.

Declinations/not approved	2
Average days to process	5.8

WELCOME COMMITTEE: Maxine reported she had visited three (3) new families that had moved into Ventana.

Maxine asked Ron about new residents getting a key for the pool area, who do they contact. Bill Ritter suggested they go to the website all the contact information was there for getting a pool key. There was a brief discussion on updating the handout to new residents to include a quick reference of information on the website.

GROUNDS: Search for new landscape company, John prepared a summary of the company's proposals. The board will vote on the proposals.

NEWSLETTER: Newsletter is about ready to go. John Buck has been updating the email list and reduced the number of missing emails down to just a few. This will provide an efficient way for the residents to get the newsletter and reduce the number that need to be mailed.

OLD BUSINESS:

Property Management company, John and Bill have been interviewing companies to take over the violations and enforcement issues. Four companies have been interviewed, narrowed choices down to two companies, Tower Group and Advanced Property Management.

John Buck made a motion to go with Advanced Property Management, Bill Ritter seconded the Board was all in favor. Advanced Property Management will start February 1st.

Landscape Services:

Bob Yonker has interviewed three landscape companies, Delta, Green Acres Lawn Service and Cutting Edge Lawn Care of Brevard. John Buck did a summary of the services to be provided by the three companies. John Buck made a motion to select Delta Landscaping, the motion was seconded by Ron Fanelli and the board voted in favor of Delta. They will begin service as March 1st.

Flower Beds:

Our new contractor is doing a fine job with the front beds and is very responsive to requests made by the Board.

Hail Damage:

Repairs will take place soon on the front planters which were heavily damaged during the hail storm last year. The columns along Murrell were also heavily damaged during the same storm. There approximately 40 columns that need to be repaired and these repairs will be discussed at a later date.

Signs:

John Buck had new signs made to replace old signs at the front entrance and around the lakes. The Board also has no trespassing signs for individual homes for sale to the home owners.

Holiday Lights:

The Board received complaints about the Christmas decorations at the front entrance, lights were out. The problem was due to faulty outlets getting wet and shorting out. Bill Ritter will contact some electrical contractors about repairs needed to remedy the problem and get proposals for the repairs.,

New Business:

Quarterly meeting was proposed for Ventana Owners Association as opposed to bimonthly meetings. President John Buck made the motion we go to quarterly meetings, Ron Fanelli seconded the motion all board members were in favor, the motion passed.

New meeting schedule will be the middle month of each quarter; February, May, August and November, February is the annual meeting for VOA.

Meeting adjourned at 8:25 pm.

Attendees:

Mario Brunetti

Jeff & Cathy Cook

Charles Hullgren

Maxine Bevins

Leuisa O Leary

Shirley Ebelink

John Ferrara

Frank De Jose