



**VENTANA OWNER'S
ASSOCIATION, INC.**
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Online: ventanaoa.org
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BOARD OF DIRECTORS
President - John Buck
Vice President - Bob Yonker
Secretary - Cathy Cook
Treasurer - Bill Ritter
Director - Ron Fanelli

**ARCHITECTURAL
REVIEW BOARD**
Shirley Ebelink
Tim Carter
Jim Grimsley

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

MINUTES OF THE ANNUAL MEETING of the EXECUTIVE BOARD of the VENTANA OWNER'S ASSOCIATION
FEBRUARY 11, 2020

Meeting called to order 7:04 pm by President John Buck
Present: Bob Yonker, Bill Ritter, Ron Fanelli
Excused: Gabby Lamidiaux

Pledge of Allegiance

January 2020 minutes: Motion to approve- Bill Ritter; Seconded by Ron Fanelli

The election process.

President John explained the rules of the annual election as dictated by the bylaws of the association. No nominations from the floor were presented. No new ballots were presented. Shirley Ebelink, Maxine Bevins and Charles Hultgren tallied the ballots while the regular monthly business was conducted.

January 2020 minutes were approved. John seconded the motion brought forth by Bill.

COMMITTEE REPORTS

Treasurer: Bill Ritter reported on the financials:

13 month CD:	\$13,308.15
Reserve account	\$10,149.03
VOA	\$49,062.48

TOTAL **\$72,519.86**

John remarked the Board has not had to impose a special assessment since before 2011, where a special assessment of \$144.99 was levied on each property in Ventana in order to finance the resloping of the shorelines of both retention ponds to alleviate erosion.

Recreation Committee: Ron Fanelli reported the JRC has been relatively quiet recently. They are awaiting proposals from the video surveillance system and door entry card system. Everything should be approved by the summer. There are repairs needed, included the door on the women's bathroom, and other cosmetic pool repairs. Ron mentioned Ashwood Lakes will have 3 members on the JRC in 2020 and Ventana will be represented by two committee members. Charles Hultgren remarked two girls from Ashwood Lakes were spotted jumping off the cabana roof into the pool. John asked Charles to contact him if he sees this happening again.

ARB: Chairperson Shirley Ebelink reported she has reviewed the existing Architectural Standards Manual (ASM) for Ventana and noted changes she feels will update the document and serve Ventana better. She sent a copy of her suggestions to both John and Bill. John agreed to have Bill Ritter oversee and implement the proposed ASM changes. Shirley requested feedback by the end of January. Initial changes by Shirley: Red designates OUT, green designates IN. Bill will review.

No new ARB applications. Shirley will be keeping statistics on ARB activities. The VOA letterhead will be updated to reflect the changes in both the ARB and JRC committees. The ARB will be chaired by Shirley Ebelink and assisted by Tim Carter and Jim Grimsley. The JRC will be chaired by Ron Fanelli and assisted by Julie Shorrock.

FOUNDATIONS: John announced the Board has contracted the services of Delta Landscape for a period of one year to manage our common areas. John thanked Klip N' Kut and Kurt Hatfield for their service over the past several years. Bill talked about the lighting and commented Ventana will be seeking an update to the electrical system at the entrance. The receptacles are too close to the ground and the GFIs trip when it rains. The center island needs to be reconfigured since the remaining two palms eventually die off. John asked attendees for suggestions for electrical contractors. John also expressed a need to wrap our entrance lighting around the flower beds and down Murrell in both directions to make a more complete and useful lighting system.

NEWSLETTER

John asked how many of the attendees received the first quarter newsletter. Several raised their hands. John will look into this problem. Maxine asked if her Welcome Committee information gets to the Secretary. John mentioned the VOA will now conduct quarterly member meetings rather than on a bi-monthly basis. This was decided at the January meeting.

WELCOME COMMITTEE:

Maxine reported there were no activity in the past month for this committee.

OLD BUSINESS

- John reported the Board has entered into a yearly contract with Advanced Property Management (APM) of Rockledge to manage our issues of non-compliance. Bill Ritter has agreed to be the liaison between Ventana and APM. John asked Bill to give an overview of the new process. APM will review our governing documents as a guideline, in addition to advice from members of the Board as to the violations we typically cite on our properties. John said APM will be sending out a communication to the property owners describing the new relationship, contact information and other information.
- APM will be citing violations only from the street and will not be walking on properties.
- Hail damage repairs will begin soon on the front entrance.
- An alligator was dispatched behind properties on San Ysidro. No cost to Ventana.

ELECTION

Election Committee Chair Maxine Bevins announced for 2020, and commencing as of this meeting and ending February 2021, the Board of Directors of the Ventana Homeowner's Association shall be as follows:

John Buck
Bill Ritter
Bob Yonker
Gabby Lamidiaux
Ron Fanelli

Resident Charles Hultgren suggested a format change to the ballot since there seems to be some confusion by community members in filling the ballot out. The Board will look into the changes. The newly elected Board voted to retain their current positions with the exception of Gabby Lamidiaux, who is resigning from the Board due to an anticipated relocation. John thanked Gabby for her service and noted the Board will be seeking a Secretary to fill this position. Bill Ritter made a motion to keep the number of Board members to five. The vote was unanimous. Subsequently, Bill made a plea for attendees and other community members to join the board and become involved in the management of the community.

OPEN FORUM

Resident Mario Brunetti initiated a lengthy discussion regarding inconsistencies in ARB rulings, especially in regards to his proposal to construct an addition to the roof of his lanai as part of an approved pool and enclosure. The particular issue was not resolved but it was decided a conversation among the ARB and the Board members should define, once and for all, how the conflict between past and present issues are resolved. ARB decisions are independent of the jurisdiction of the Board, however the fact that in many instances residences have not followed ARB or ASM guidelines and rules. The problem is that those properties, with the exception of a repainting of a house many years ago, were never penalized and the violation was not remedied.

John suggested Shirley re-review the ASM to see if there are any more rules that could be altered and updated and share her findings with the Board.

The Annual meeting ended on a very positive note when resident Cathy Cook volunteered to assume the position of Secretary for 2020. Bill Ritter administered a Certification Vow to Cathy required by the State of Florida in order to become a Board member. Cathy will assume her duties immediately.

Meeting adjourned 8:07 pm.

Resident Attendees:

Charles Hultgren
Luisa O'Lear
Maxine Bevins
Shirley Ebelink
Jeff Cook
Cathy Cook
Frank DeJose
Gene Kaminski
Mario Brunetti
James Grimsley