



**VENTANA OWNER'S
ASSOCIATION, INC.**
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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 and ELECTION
of the EXECUTIVE BOARD of the VENTANA OWNER'S ASSOCIATION
February 9, 2021

Meeting called to order 7:00 pm by President John Buck
Present: Bob Yonker, Bill Ritter, Ron Fanelli, Cathy Cook

Pledge of Allegiance

PRE ELECTION: President John Buck explained the election process and assigned resident Shirley Ebelink to count the sealed ballots containing the votes for officers of the VOA. There were 47 ballots submitted out of 114 property owners. The attendees voted to override the requirement of 75% of the property owners to be in attendance in order to conduct an election. John noted that a majority show of hands to override this requirement for a quorum is allowed and the residents indicated approval.

The next order of business was to determine the size of the 2021 board. It was determined that the minimum of three individuals was acceptable to the board. The determining factor was the hiring of Advanced Property Management in 2020, which reduced the responsibilities of the board members, especially regarding compliance issues.

There were no write in candidates presented. John read from our official documents explaining the voting and election process.

Previous meeting minutes: Motion to approve- Bill Ritter; Seconded by Ron Fanelli

COMMITTEE REPORTS

Treasurer: Bill Ritter reported on the financials:

13 month CD:	\$13,330.73
Reserve account	8349.55
VOA	43,174.91

TOTAL **\$64,855.19**

Bill handed out the current budget statement.

Recreation Committee: Chair Ron Fanelli

Ron said it was a busy year for the committee and described the new entry and surveillance systems recently installed to deter vandalism in the pool/recreation area. These systems are set up to be extended in the future to the courts. He also described the new lighting system which will aid in identifying persons inside the pool area illegally or vandalizing.

Residents asked some questions regarding the new systems and Ron said there has been no vandalism since the systems have been installed, as far as he knows. Ron said the committee commissioned a reserve study to determine future costs for budget purposes. More improvements are on the way in 2021.

Ron made a point of publicly thanking committee member Julie Shorrock for her hard work on behalf of Ventana. There was some discussion regarding the reserve study and allocation of funds in 2021.

John explained that Ventana board members attended three meetings of the Ashwood Lakes board in order to initiate the process of correcting and resetting the joint financial responsibilities and reporting for the pool area. This process took several months and several meetings but ultimately resulted in a better relationship, a revised budget and a streamlined process for pool/rec management.

ARB: Chairperson Shirley Ebelink

Shirley said 2020 was busy. The committee reviewed 62 applications and she mentioned there were just a few violators. Over the past 5 years there have been 493 requests for ARB approval. John complimented Shirley on her communication and letter-writing skills. Shirley thanked resident Tim Carter for his service on the ARB for the past 5 years.

The ARB is looking for another person to serve on the ARB. Later in the meeting it was discussed that the ARB should be allowed to impose a fine upon residents who simply choose to ignore our ASM rules. The board will seek counsel with our lawyers to determine the legality of this proposal.

GROUNDS: John Buck

John explained our ditches along Murrell Road are a problem and he has contacted the City of Rockledge about the drainage. Maintenance (mowing) is our responsibility. Contracted service at the entrance has been spotty, especially in regards to weed control under the Indian Hawthorns along the wall. The flower beds look great.

NEWSLETTER: John Buck

Posted on the website each quarter. The next newsletter will be emailed in April.

WELCOME COMMITTEE: John reported on Luisa O'Lear

Resident Pat DiPeppe has agreed to assist Luisa on the Welcome Committee. John explained the duties of the committee.

OLD BUSINESS:

John read a list of Board accomplishments for 2020 and thanked all those who helped out during the year.

NEW BUSINESS:

Paint colors

John expressed the need for a definitive paint guide for Ventana. The current guidelines in a binder are basically a range of colors for painting exterior walls and trims. But too often, there are colors requested that may be on the fringe of acceptability and create unnecessary conflicts as to paint colors. John's opinion is to create a specific color guide based on colors available at Sherwin Williams and Richard's Paint. Bill Ritter asked about color swatches. Shirley said the ARB had a guidebook that is lent out and some residents push the boundaries from the guidebook. Julie Shorrock suggested we publish the colors on the website. Shirley agreed. The accuracy of an online color choice was questioned.

John asked Shirley to form a committee to determine how Ventana controls paint color choices for residents.

Sample swatches painted on the side of the house are required. John mentioned this would not be necessary with a system of specific predetermined colors. John brought up the issue of garage door colors as required in the Architectural

Standards Manual. John claims we are too restrictive in adhering to an outdated style. Fence colors were discussed and it was agreed we should maintain the white fencing rule.

Doggie signs:

John has purchased small signs to remind walkers to be respectful of other properties when walking the pets.

Bob Yonker:

John thanked Bob Yonker for his many years of volunteer service on the board. Bob detailed how he discovered and decided to reside in Ventana in the mid 90s. Bill gave a personal shout out to Bob for mentoring him when he decided to serve on the board. Much applause for Bob. Discussion ensued regarding original costs of houses in Ventana.

Ron Fanelli:

John thanked Ron Fanelli for his help on the Board the past 2 years. Ron was especially helpful as Chair of the Joint Recreation Committee and shepherded the process of renovations at the pool area during 2020. Applause.

The ARB & Welcome Committees

John also thanked these committees for their service in 2020.

THE ELECTION:

Shirley announced there were 6 invalid ballots out of the 47 submitted. Elected were John Buck, Bill Ritter and Cathy Cook. The board determined that John Buck will be president, Bill Ritter will be treasurer and Cathy Cook will be secretary.

RESIGNATION:

John officially submitted his resignation as president of the VOA. He read the official letter to the attendees and explained he will remain in the capacity of president until March 31 or until a new president is found and approved. The newly elected board will have the task of replacing John.

OPEN FORUM

Residents discussed the possibility of having speed bumps installed on Ventana Boulevard. The board explained we have inquired about this issue in the past and were told we are not eligible, according to their guidelines.

Meeting adjourned 8:20 pm.

Resident Attendees:

Maxine Bevins

Shirley Ebelink

Julie Shorrock

Patricia DiPeppe

Deborah Morrow

Mario Brunetti

Audrey Brunetti

Jeff Cook

