

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
TUESDAY, MAY 9th 2017

The Board of Directors of the Crystal Cove Resort Homeowners' Association held their Board Meeting on Tuesday, May 9th 2017 at the Crystal Cove clubhouse.

Present were Board members, Raisa Magalhaes and Isaiah Williams. Also present Martyn Thorley LCAM of Association Solutions and a number of homeowners.

Call to Order

A quorum being present, the meeting was called to order at 6:36 p.m.

Review and Approval of Minutes

The minutes of the January 17th, 2017 Board meeting were read. Motion was made by Raisa Magalhaes and seconded by Isaiah Williams and the minutes were unanimously approved for the January 2017 meeting.

Financial/Management Reports

Martyn Thorley reviewed the March 2017 Financials and Management Reports on a line by line basis with the Board. Upon motion duly made by Raisa Magalhaes and seconded by Isaiah Williams, the March 2017 Financial Statements were unanimously approved.

Old Business

Newsletter: Martyn Thorley confirmed that the Newsletter had been sent out following the January meeting.

Fining Committee: Isaiah Williams expressed his preference for a Fining Committee in order to ensure that the repeat offender owners, who do not follow the rules, suffer a financial penalty for not doing so. Raisa Magalhaes offered an alternative view and suggested that the current landscaper be asked again if he wished to include a trash can service as part of his agreement with the community. Raisa said that she could recommend another landscaping company that she works with in another community, that could include this trash can service at no extra cost, for what the community are currently paying for landscaping only. The matter was agreed to be tabled for the next meeting.

New Business

Clubhouse Access System: Martyn said that there had been a few problems with the access card system from the current vendor and had obtained a quote from the camera company to replace the system with one from them. The Board decided to table any decision on this until the next meeting.

School Bus Agreement: The Board agreed that the Access Agreement for the school bus service be renewed. The Bus for any handicapped kids could come into the community but the other kids are to be picked up or dropped off outside the gates.

Gate Codes: Raisa said that we should send out another reminder for owners to consider changing their gate code after the next meeting and Isaiah agreed.

Open Forum:

A homeowner said that he would be unwilling to pay for a trash can service. Every owner should be responsible for this themselves and even if the service was done by the landscaper he felt that he would still be paying for it.

A homeowner asked if it was possible to have a list of approved vendors placed on the web site. Martyn said this would be difficult as the HOA did not want to endorse one vendor over another.

A homeowner asked if it was possible that extra street lights could be provided in the community. Martyn said that The Developer and KUA had agreed a number when the community was being planned and it would be extremely difficult if not impossible to obtain any more.

A homeowner asked if an additional play area could be provided for a basketball court. Martyn said that again it would be difficult as the same as with the street lights the Developer had agreed with the County what would be provided at the planning stage. Martyn did say however that he would look at the play area tract to see if there was any room for maneuver there.

Isaiah asked for clarification on gatherings in the clubhouse. Martyn said that large gatherings were not permitted as this could restrict everyone else's access to the clubhouse, but that small gatherings for say a child's birthday party would be allowed. Obviously a condition of this would be that other folks still had access and that the clubhouse would be left clean and tidy.

A homeowner asked about keys for the pedestrian gate. Martyn said that these were available from the association office in Kissimmee.

Date of Next Meeting

The date for the next meeting which is a Board meeting is Thursday June 29th, 2017 commencing at 6.00 pm in the clubhouse.

Adjournment

There being no further business to discuss, Isaiah Williams motioned to adjourn and this was seconded by Raisa Magalhaes. The meeting was adjourned at 8:04 p.m.