

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
TUESDAY MAY 12th 2015

The Board of Directors of the Crystal Cove Resort Homeowners Association held their Board Meeting on Tuesday May 12th 2015 at the Crystal Cove clubhouse.

Present were Board members, Dona Bluteau, Raissa Magalhaes and Patrick Kusterman. 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 6.47pm.

Review and Approval of Minutes

The minutes of the January 27th 2015 Board meeting were read. Motion was made by Dona Bluteau and seconded by Raissa Magalhaes and the minutes were unanimously approved for the January 2015 meeting.

Financial/Management Reports

Martyn Thorley reviewed the March 2015 Financials and Management Reports on a line by line basis with the Board. Upon motion duly made by Dona Bluteau and seconded by Patrick Kusterman, the March 2015 Financial Statements were unanimously approved.

Old Business

Christmas Trees Removal: Martyn said that the small number of Christmas Trees left on the sidewalks and owners yards had been removed by the landscapers after the last meeting

Trash Cans and Trash Collection: Martyn said that he had contacted the County and Waste Management to see if they would change their schedules in order that both regular trash and recycling could be collected the same day. This would help owners and their guests to only have their trash cans out for a minimal time. Unfortunately both the County and Waste Management said they could not alter the schedule.

The situation with folks leaving their trash cans outside on non-collection days was improving all the time and is becoming less of a problem as each week goes by.

Newsletter: Following the last meeting a community newsletter had been sent out to all owners in both English and Spanish which the Board hoped owners had found useful

New Business

Traffic Spikes in front of the exit gates

Before relinquishing his position as Secretary & Treasurer, Bernard Thillet had suggested obtaining an estimate to place spikes in front of the exit gates to prevent vehicles driving in through them. Martyn contacted the gate company and they had provided an estimate to do the work in the sum of \$7715.00. In addition to this there would be an additional cost to provide signage. The Board members discussed the proposal and decided to try and ascertain how large the problem

was before making a decision. Accordingly this matter was tabled for discussion at the next Board meeting.

Community Pool: Dona Bluteau said that she used the community pool on a regular basis and had noticed it was frequently slimy on the bottom. Martyn said that it was serviced five times per week but if a storm came in after the pool guy had left it could make it look bad. We also still have the problem of ducks swimming in the pool and it is proving impossible to get rid of them. Dona asked Management to contact the pool contractor to ensure the pool was brushed each visit and vacuumed at least once per week.

Raisa Magalhaes said that some of the loungers around the pool needed replacing and Martyn said that he would see how many are required and order them.

Developer Gate Code: Raisa Magalhaes said that many people had the same original gate code given to them by the developer and a number of unauthorized folks were gaining entrance to the community by using it. Martyn said he would ask the gate company to deactivate the code on June 1st.

Surveillance Camera Signage: Raisa asked if Management could order a larger sign for the gates informing visitors that they were under camera surveillance to improve security. Martyn said that he would contact the camera company to request a sign.

Landscaping: Dona Bluteau said that she would like to put on record what a good job the landscapers are doing in the community. Martyn said he would pass on her comments to the owner of the landscaping company.

Owners Forum:

A homeowner said that there was a large gap at the end of the wall behind 4760 Blue Diamond Street and people could gain access to the community through it. Martyn said that it was not possible for the HOA to extend the wall to cover the gap as the land did not belong to Crystal Cove. However it would be possible to have a fence built at right angles from the end of the perimeter wall to the small single block wall. Dona Bluteau asked if management could obtain the cost of doing this and also why there was a gate halfway along the wall and Martyn said he would look in to both matters and report back.

A homeowner asked if plans were in hand to deal with any future problems with the single block wall on Blue Diamond Street. Martyn replied that the HOA were aware that the wall could cause problems and reserves would be set aside for its eventual replacement.

A homeowner asked if another newsletter could be sent out giving folks information on the correct way round for the recycling can to be put out as if it is put out the wrong way the driver does not stop to empty it. Martyn said that he would send out a newsletter including this along with a request to keep hose bibs off the grass and a reminder for dog owners of the State Law.

Date of Next meeting

The date for the next Board meeting is June 9th 2015 at 6.00pm at the Crystal Cove Clubhouse.

Adjournment

There being no further business to discuss, Dona Bluteau motioned to adjourn and this was seconded by Raisa Magalhaes. The meeting was adjourned at 7.50pm.