

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
THURSDAY JUNE 29th 2017

The Board of Directors of the Crystal Cove Resort Homeowners' Association held their Board Meeting on Thursday June 29th 2017 at the Crystal Cove clubhouse.

Present were Board members, Raisa Magalhaes, Isaiah Williams in person and Dona Bluteau by Face Time. 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 4:04 pm.

Review and Approval of Minutes

The minutes of the May 9th 2017 Board meeting were read. Motion was made by Isaiah Williams and seconded by Raisa Magalhaes and the minutes were unanimously approved for the May 9th 2017 meeting.

Financial/Management Reports

Martyn Thorley reviewed the May 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 May 2017 Financial Statements were unanimously approved.

Old Business

Clubhouse Access system: The Board looked at a proposal to change the supplier for the access card system for the clubhouse, to a company offering a full service leasing arrangement. As this was going to substantially increase the annual cost of the system the Directors decided to not approve any change at the present time. Martyn said that he would investigate the names and details of alternative suppliers on a 'supply and install only' basis should the Board decide in the future to change it.

Fining Committee v Landscaper additional duties: Martyn asked the Board members if they wished to approve the formation of a fining committee to deal with owners who were continually leaving their trash cans out. Isaiah said that he believed this was the best way to force owners to put their cans out and away at the correct times. Dona and Raisa had previously suggested that a better alternative was to ask the landscaper to carry out the service. After a discussion the Board decided on a 2:1 vote to not have a fining committee and to have the service included in the landscaping contract. Martyn said that as the existing landscaper had said he was not interested in offering this service, Management would arrange to Bid out the landscaping contract and ask Bidders to include the trash can service in their Bids.

New Business

Pedestrian Gate Access: Raisa asked if Management could arrange for a combination lock to be put on the pedestrian gate as at present the children waiting for the school bus were prizing open the vehicle gates to leave and enter the community. Both Isaiah and Dona agreed with the suggestion and Martyn said that he would arrange it.

Swing Set: Raisa said that she would like to see a swing set added to the playground equipment as there seemed to be enough room for it. Isaiah and Dona also thought this was a good idea and asked Martyn to arrange it.

Open Forum:

A homeowner said that when the next Newsletter was sent out could the HOA include a reminder to Property Managers to check around the outside of the homes they visit to make sure all litter or debris was picked up. Also could owners be reminded that the only car parking available in the community is in the driveway or the garage and give out the tow company contact information.

The same homeowner said that only one person took part in the community yard sale and it would be useful to have someone on the gate informing folks where to go. The homeowner said that in view of only one renter taking part in the yard sale and no owners, should the community have a yard sale once a year perhaps? Martyn said the next sale would be due in November and he will put the question on the agenda for the September Board meeting to gauge the feeling.

Date of Next Meeting

The date for the next meeting which is a Board meeting is Tuesday September 12th, 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 5:38 p.m.
