

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
TUESDAY SEPTEMBER 16th 2014

The Board of Directors of the Crystal Cove Resort Homeowners Association held their Board Meeting on Tuesday September 16th 2014 at the Crystal Cove clubhouse.

Present were Board members, Dona Bluteau, Raisa Magalhaes and Bernard Thillet. Also present Mark Hills LCAM and 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 6.34pm.

Review and Approval of Minutes

The minutes of the June 25th 2014 board meeting were read. Motion was made by Dona Bluteau and seconded by Bernard Thillet and the minutes were unanimously approved for the June 2014 meeting.

Financial/Management Reports

Martyn Thorley reviewed the July 2014 Financials on a line by line basis with the Board. Upon motion duly made by Dona Bluteau and seconded by Bernard Thillet, the July 2014 Financial Statements were unanimously approved.

Old Business

Signage: Martyn Thorley informed the Board that all of the signage requested at the last Board meeting had been installed as required along with the trash can for the pool area.

New Business

Security: Following a recent break in at a home in the community Raisa Magalhaes had asked if there were any extra measures that could be taken to improve security in the community. The Board discussed various options and decided to increase the number of surveillance cameras to cover the gate area. The Board asked management to arrange for three new cameras to be added to the existing system.

Budget 2015: Martyn Thorley presented the proposed budget for 2015 on a line by line basis. After the decision had been taken to add the extra camera provision this would decrease the monthly assessment by \$5 to \$165 per month.. The board discussed this in detail and a motion was made from Raisa Magalhaes to approve the proposed budget for 2015 as presented. Motion was seconded by Dona Bluteau and was unanimously carried.

Open Forum:

A homeowner said that the locks on the two pedestrian gates at the entrance were not working properly. Martyn Thorley said that he would arrange for them to be repaired.

Raisa Magalhaes asked if it was possible for the landscapers to put the trash cans away for the homeowners. Mark Hills spoke to the landscaper and said that it could be done for approximately \$60 per week. Bernard Thillet said that the HOA should not have to pay someone to do this when it is the responsibility of each homeowner or their management company to do this. It was decided to table this item for discussion at the next Board meeting in January.

A homeowner asked if it was possible to have a remote for the entrance gates now that they are closed all the time. Martyn said that these were available either from Wendy at the clubhouse between 9am and 10am each weekday morning or from Association Solutions office at 811 Mabbette St, Kissimmee FL 34741. They are priced at \$50 each.

Date of Next Meeting

The date for the next Board meeting is January 27th 2015 at 6.30pm at the Crystal Cove clubhouse.

Adjournment

There being no further business to discuss, Bernard Thillet motioned to adjourn and this was seconded by Dona Bluteau. The meeting was adjourned at 7.45pm