

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
TUESDAY, SEPTEMBER 20TH, 2016

The Board of Directors of the Crystal Cove Resort Homeowners Association held their Board Meeting on Tuesday, September 20th, 2016 at the Crystal Cove clubhouse.

Present were Board members, Isaiah Williams, Dona Bluteau and Raisa Magalhaes. 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 6:19 p.m.

Review and Approval of Minutes

The minutes of the May 3rd 2016 Board meeting were read. Motion was made by Raisa Magalhaes and seconded by Dona Bluteau and the minutes were unanimously approved for the May 2016 meeting.

Financial/Management Reports

Martyn Thorley reviewed the July 2016 Financials on a line by line basis with the Board. Upon motion duly made by Dona Bluteau and seconded by Raisa Magalhaes, the July 2016 Financial Statements were unanimously approved.

Martyn then gave the Board an update on the delinquencies in the Association.

Old Business

Pool Sign: Martyn Thorley confirmed that the sign prohibiting food in the pool area had been purchased and installed.

Clubhouse timer switches: Martyn said that the new timers had been installed on the switches in the clubhouse.

Pool Equipment Area lock: Martyn said that a new combination padlock had been installed on the gate to the gas tank and pool equipment area.

New Business

Budget 2017: Martyn Thorley presented the proposed budget for 2017 on a line by line basis, explaining each item. The Board then discussed the suggested budget in detail and after much discussion and consideration, a motion was made by Isaiah Williams to approve the Budget and reduce the dues from \$165 per month to \$150 per month. Raisa Magalhaes seconded this and the motion to approve the proposed Budget for 2017 was carried. Dona Bluteau had voted to keep the dues at \$165 per month.

Trash Cans: Raisa asked if the landscaper would again consider putting out and retrieving the trash cans each week. Martyn said he would speak to the landscaper to see if he would consider offering this service.

Towing company: Isaiah said that the owner of the tow company had asked if he could place a boot on an offending vehicle when it was parked on the grass at a home, instead of towing the vehicle, to save damaging the grass. Martyn said he would ask the HOA attorney to see if this was possible.

Trash Cans: Isaiah asked if it was possible to send violation letters to owners who leave their cans out more frequently or even fine them. Martyn said that the association had to allow a reasonable amount of time between letters or we could lose the case if it went to court. He said it may be possible to set up a 'fining committee' but this would almost certainly require a change to the Documents that would be unlikely to pass.

Open Forum:

Ellen Rosette, a member of the volunteer trash patrol then made a presentation on the current state of trash can violators in the community and other community matters including labels for the cans, pavers for enclosures, cleanliness and what to do about the feral cats in the community. The Board listened intently to Ellen's presentation and said that they would try to implement some of the recommendations she had made.

Ellen mentioned that there was a lot of trash in the water at the edges of the pond. Martyn said that he would ask the landscapers to remove any that they could reach.

Date of Next Meeting

The date for the next Board meeting is January 17th, 2017 at 6:00 p.m. at the Crystal Cove 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 8:59 p.m.