

**MINUTES OF THE CRYSTAL COVE RESORT HOA**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY MAY 24<sup>TH</sup> 2018**

The Board of Directors of the Crystal Cove Resort Homeowners' Association held their Board Meeting on Thursday, May 24<sup>th</sup>, 2018 at the Crystal Cove Clubhouse.

Present were Board members, Dona Bluteau, Raisa Magalhaes and Ellen Rosette. Also present was 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 6:21 p.m.

**Review and Approval of Minutes**

The minutes of the January 16<sup>th</sup>, 2018 Board meeting were read. A motion was made by Dona Bluteau and seconded by Raisa Magalhaes and the minutes were unanimously approved for the January 2018 meeting.

**Financial/Management Reports**

Martyn Thorley reviewed the April 2018 Financials and Management Reports on a line by line basis with the Board. Upon motion duly made by Dona Bluteau and seconded by Ellen Rosette, the April 2018 Financial Statements were unanimously approved.

**Old Business**

There was no old business.

**New Business**

Dona Bluteau asked how the new policy of having a guard on the gate on Friday and Saturday nights was working? Martyn Thorley said that it appeared to be working well and had enabled the guard to ascertain if a large number of vehicles and their occupants were going to a particular property. When this had happened the guard had called the Osceola Sheriff's department and they had been able to attend and in some cases turn vehicles away. Martyn said that Job 1 USA the security company had recommended having an extra guard to patrol inside the community on Friday and Saturday nights while the first guard was stationed at the gate. The Board members discussed this recommendation and unanimously voted to trial this until the weekend after the July 4<sup>th</sup> holiday. Dona asked Martyn if the Deggy monitoring system was working on the nights where the guard was patrolling inside the community and Martyn said that it was. Raisa asked Martyn to obtain a rough estimate from Job 1 of what the cost of a 24 hour security service would be as a comparison to what the community currently pays. Raisa also asked Martyn to

supply her with any known dates that parties appeared to have been held, from the guards reports, to see if it was only at weekends. Raisa said that it would be a good idea to ask owners to provide Association Solutions with details of their Property Manager, if they have one, as if a large party was taking place at a home it would help if the security guard could also contact the property manager at the time. Martyn said that Association Solutions does have details from many owners regarding their property manager and, if required, an email should be sent to owners asking them to update their records.

Ellen Rosette reported that there was a large amount of trash around the pond. Martyn said that he would ask the landscapers to arrange to pick this up.

Ellen said that she had noticed that a number of the utility covers had been displaced since the hurricanes last year and whose responsibility was it to ensure that these are correctly placed. Martyn said that the utility companies are responsible for this and Raisa said that the Utility Company's information should be sent out in the next Newsletter.

Ellen asked Martyn to contact the landscapers and ensure that the trash cans are placed inside the L-shaped fences and not behind them where they are still in view. Where there is no L-shaped fence they must be placed behind the a/c unit, a bush or at the rear of the home.

Ellen asked if Violation Reports could be sent to the Board members. Martyn said that he would arrange to do this.

Ellen showed the other Board members a draft copy of a suggested Newsletter that she had compiled. Dona and Raisa thought it was a good idea to send one out and following a discussion between the three Board members, an additional number of items were agreed to be added to the draft. Once finalized, Martyn said that he would email the Newsletter to homeowners.

Use of the clubhouse was discussed. Owners and their guests cannot use the clubhouse exclusively and must admit anyone wishing to use it. After use, the clubhouse should be clean and left in the condition in which it was found. All community rules and restrictions, including those of parking, must be followed.

### **Open Forum:**

A representative of a homeowner said that the owner had requested the pool heat at the clubhouse be turned on this coming winter. Dona Bluteau said that the pool area is hardly used at this time as most owners have their own pools and it was very expensive to heat the clubhouse pool. Following a discussion the Board members said that they would consider the request nearer the time.

### **Date of Next Meeting**

The date for the next meeting, which is a Board Meeting, is Monday, September 17<sup>th</sup>.

2018. The meeting will commence at 4:00 p.m. in 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 8:00 p.m.

---

---