

**MINUTES OF THE CRYSTAL COVE RESORT HOA**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, OCTOBER 1<sup>st</sup>, 2015**

The Board of Directors of the Crystal Cove Resort Homeowners Association held their Board Meeting on Thursday, October 1<sup>st</sup>, 2015 at the Crystal Cove clubhouse.

Present were Board members, 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 6:35 p.m.

**Review and Approval of Minutes**

The minutes of the May 12<sup>th</sup> Board meeting were read. Motion was made by Dona Bluteau and seconded by Raisa Magalhaes and the minutes were unanimously approved for the May 2015 meeting.

**Financial/Management Reports**

Martyn Thorley reviewed the August 2015 Financials on a line by line basis with the Board. Upon motion duly made by Raisa Magalhaes and seconded by Dona Bluteau, the August 2015 Financial Statements were unanimously approved.

**Old Business**

**Pool Loungers:** Martyn Thorley confirmed that 12 new loungers had been purchased.

**Surveillance camera signage:** Martyn said that a new sign informing people that the entrance was under camera surveillance had been placed at the entrance. Raisa Magalhaes asked that this be changed to one showing a picture of a camera and Martyn said he would arrange this.

**Fence:** Martyn confirmed that a 6 feet high fence had been installed between the end of the perimeter wall and the Aluminum Fence behind the homes on Blue Diamond Street.

**Security:** Due to recent burglaries of homes in the community Martyn said that although the Osceola Sheriff's department was the body responsible for security, the Board may wish to consider additional measures to help. This could be by having additional barriers at the entrance or by having security patrols around the community. Raisa said that she would be able to arrange for the Sheriff's department Captain to speak at a meeting of homeowners if so required. The Board agreed to discuss the possible options when deciding on the Budget for 2016 later in the meeting.

## **New Business**

**Budget 2016:** Martyn Thorley presented the proposed budget for 2016 on a line by line basis. He said that the Board had the option to reduce the assessments by \$10 per month to \$155 or alternatively, keep the monthly amount at \$165 and use the money to improve security in the community. The Board then discussed the various options in more detail including having an extra barrier at the entrance and/or having security guard patrols in the community for 4 hours per day. The security guard was the preferred option and after much discussion and consideration, a motion was made from Raisa Magalhaes to approve the Budget, with an additional line item for security and keep the assessment at \$165 per month. Dona Bluteau seconded this and the motion to approve the proposed Budget for 2016 with the additional line item was unanimously carried. Raisa asked Martyn to arrange for a guard to be appointed on a trial basis through to the end of January to see if this does make a difference to security in the community.

**Landscaping:** Raisa Magalhaes said she felt that the overall look of the community landscaping could be improved compared to other communities in the area. Martyn said that if she would like to meet with the owner of the landscaping company it could be arranged.

**Gate Box:** Raisa said that when people entered the wrong code at the gate box a few times it locked up for a few minutes. There was a temporary sign on the box advising folks not to keep pressing the buttons but it needed something more permanent. Martyn said that he would arrange this.

**Towing:** Dona Bluteau asked Martyn to contact the Towing Company to suspend towing for Thanksgiving and Christmas as residents would have relatives coming to visit. Martyn said that he would contact the Tow Company and arrange this.

### **Open Forum:**

A homeowner said that it would be a nice idea to have a volunteer trash patrol to keep the community tidy. She had also prepared a leaflet, in English and Spanish, to advise guests what to do with their trash and asked Martyn if he would put this on the community website for those owners who wanted to use it. Martyn said he would do this. Raisa Magalhaes said that she also had information on a lock that can be placed on trash cans to prevent raccoons being able to open them. Martyn said he would put this information on the website too once he had it to hand.

A homeowner said that there appeared still to be a problem with some dog owners not picking up after their pet. The problem appeared to be most acute by the Emerald Green Cul de Sac and Martyn said he would arrange for an additional sign to be placed there.

A homeowner then said that he felt that the Board was more concerned with looking after the interests of short term renters than the owners who lived in the community. He would have liked to have the assessment reduced rather than pay for a security guard. He said that he had reported some debris outside a home on Tourmaline Drive and it was still there. He asked why towing could not be suspended more often and that something should be done to prevent large gatherings taking place in the community such as the party that had been held at a home near his on Emerald Green Ct. Martyn said that all homeowners were treated the same in the community and it was not true that the Board only represented owners of short term rental homes. By having extra security

all owners would benefit and this would also help prevent large parties taking place. The owner of the home with the debris outside had been contacted and they had promised to remove it. Dona Bluteau said that towing was suspended during the holiday periods to help owners who live in the community, so that their relative's vehicles are not towed whilst visiting.

A homeowner said that sometimes people on vacation were making a lot of noise early morning or late at night and asked if something could be done about this. Martyn said that the Homeowners Association could send a letter to the owner asking them to remind their guests to be courteous to their neighbors. If the noise was really bad then the Osceola Sheriff's department should be contacted.

#### **Date of Next Meeting**

The date for the next Board meeting is January 21<sup>st</sup>, 2016 at 6:00 p.m 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 8:25 p.m.

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