

**MINUTES OF THE CRYSTAL COVE RESORT OWNERS ASSOCIATION INC**  
**BOARD OF DIRECTORS MEETING**  
**MONDAY APRIL 29th 2019**

The Board of Directors of the Crystal Cove Resort Homeowners' Association held their Board Meeting on Monday, April 29th, 2019 at the Crystal Cove clubhouse.

Present were Board members, Ellen Rosette and Dona Bluteau. Also, present, Mark Hills L.C.A.M. of Association Solutions and a number of homeowners.

**Call to Order**

A quorum being present, with 2 of 3 Board Members present the meeting was called to order at 6:13 p.m. by Ellen Rosette.

**Review and Approval of Minutes**

The minutes of the January 21st, 2019 Board meeting were read. Motion was made by Ellen Rosette and seconded by Dona Bluteau and the minutes were approved for the January 21<sup>st</sup>, 2019 meeting.

**Financial/Management Reports**

Mark Hills reviewed the March 2019 Financials and Management Reports with the Board. Upon motion duly made by Dona Bluteau and seconded by Ellen Rosette, the March 2019 Financial Statements were unanimously approved.

**Old Business**

**No Street Parking Signs:** Mark Hills confirmed that these had all been installed.

**Pool resurfacing:** Mark Hills explained that the bids had not come in yet. The Board discussed when the work should be done and they require it to be done in September. Mark Hills confirmed that the pool would be closed for four weeks for the work. There will have to be a Board Meeting in July to discuss the bids and award the contract.

**New Business**

**Security:** The Board discussed the current security company and the other bids received. Dona Bluteau motioned to terminate the current company in the quickest way possible under the terms of their contract. In addition to give Securitas a two-month contract as a trial basis on the mobile service, with 3 visits per night 7 days a week. Ellen Rosette seconds the motion and it is carried.

**Club House:** Ellen asked if a bid could be obtained to paint the inside and outside of the club house. Also, a price for new blinds at the windows. Mark Hills explained that the outside screens were being repaired and replaced. Ellen asked if a price could also be obtained for pressure washing the sidewalks in the community.

Ellen will also put together the next newsletter for management to send out and a job description for the club house manager for the one hour each day.

### **Open Forum:**

A homeowner asked if the Board could get umbrellas for the pool. Ellen explained the problem was that no one was there to close them down each day for storms and high winds.

An owner complained about the noise from their next-door neighbors boom box. They were advised to call the Sheriff as there is a County noise ordinance.

### **Date of Next Meeting**

The date for the next meeting will be arranged via email on Martyn's return to work.

### **Adjournment**

There being no further business to discuss, Ellen Rosette motioned to adjourn and this was seconded by Dona Bluteau. The meeting was adjourned at 7:07 p.m.

**CRYSTAL COVE RESORT OWNERS' ASSOCIATION INC.  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

**HELD ON MONDAY, APRIL 29<sup>th</sup> 2019  
AT THE CRYSTAL COVE CLUBHOUSE**

Held on Monday, April 29<sup>th</sup>, 2019 at the Crystal Cove Clubhouse, 4769 Blue Diamond Street, Kissimmee, FL 34746 immediately following the Annual Meeting.

Call to Order: The meeting was called to order at 5:35 p.m.

Quorum was established with 2 of 3 Board members present: Dona Bluteau and Ellen Rosette.

Others present: Mark Hills, LCAM of Association Solutions and several members of the community.

The only matter on the agenda was to establish board positions. Discussions took place between the two board members and on a motion from Ellen Rosette it was agreed that the titles would be as follows for the next year:

Ellen Rosette	President	1 Year Term
Raisa Magalhaes	Vice President	1 Year Term
Dona Bluteau	Secretary / Treasurer	1 Year Term

Adjournment: The meeting was adjourned at 5:37 p.m.

MINUTES OF THE ANNUAL MEETING OF  
CRYSTAL COVE RESORT OWNERS' ASSOCIATION INC.

The members of the Crystal Cove Resort Owners' Association, Inc. held their Annual Meeting on Monday April 29<sup>th</sup>, 2019 at 5:30 p.m. at Crystal Cove Clubhouse, 4769 Blue Diamond Street, Kissimmee, FL 34746.

**Call To Order:** Ellen Rosette called the meeting to order at 5:34 p.m.

**Quorum present:** Quorum was not met for this meeting.

**Proof of Notice:** Mark Hills, LCAM presented the proof of notice.

Mark Hills then informed those present that as there were three vacancies on the Board and there were three candidates, the three members who had submitted their completed candidate ballots would automatically be elected to the Board, Per Florida Statute 720.

**Announcement of the Board of Directors:** Mark Hills then announced the names of the three newly elected Board members. They are:

Dona Bluteau  
Raisa Magalhaes  
Ellen Rosette

Each Board member will serve for a term of one year.

**Adjournment:** There was no further business to come before the meeting and it was therefore adjourned at 5:35 p.m.