

**MINUTES OF THE CRYSTAL COVE RESORT HOA**  
**BOARD OF DIRECTORS BUDGET MEETING**  
**MONDAY SEPTEMBER 30<sup>th</sup> 2019**

The Board of Directors of the Crystal Cove Resort Homeowners' Association held their Budget Board Meeting on Monday, September 30<sup>th</sup> 2019 at 4:00 p.m. at the Crystal Cove clubhouse.

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

**Call to Order**

A quorum being present, the meeting was called to order at 4:03 p.m.

**Review and Approval of Minutes**

The Minutes of the August 5<sup>th</sup>, 2019 Board meeting were read. Motion was made by Ellen Rosette and seconded by Dona Bluteau and the minutes were approved for the August 5<sup>th</sup> meeting.

**Financial/Management Reports**

Martyn Thorley reviewed the August 2019 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 August 2019 Financial Statements were unanimously approved.

**Old Business**

**Security Company:** Martyn said that following the Board meeting in April Securitas had been appointed on a trial basis. Unfortunately, their system of visiting the community only 3 times in an eight hour shift was deemed not to be working for Crystal Cove and they were given notice that the contract would not be continued. They ceased operations in Crystal Cove on September 5<sup>th</sup>.

**New Business**

**Budget 2020:** Mark Hills presented the proposed budget for 2020 on a line by line basis, explaining each item and giving the reasons why the dues needed to go up. The Board then discussed the suggested budget in detail and after much discussion and consideration, a motion was made by Ellen Rosette to approve the 2020 Budget and increase the dues to \$180 per month. Raisa Magalhaes seconded this, Dona Bluteau agreed and the motion to approve the proposed Budget for 2020 was carried unanimously.

**Clubhouse Improvements:** The Board members discussed carrying out improvements to the Community Clubhouse and Pool and agreed that:

New Blinds should be installed.

Estimates should be obtained to clean the clubhouse roof.

Any marks on the interior walls of the clubhouse be removed/painted over.

Estimates need to be obtained for Resurfacing the pool.

Ellen also requested estimates be obtained for pressure washing the sidewalks throughout the community. Martyn said that he would arrange all the above and with regards to the pool one verbal estimate had already been received from KCA Horizons.

**Towing:** Ellen asked if Scotts Towing had towed many vehicles recently. Martyn said that he would check this out with the owner of the company and report back.

**New County Trash Collection:** Dona asked if the landscapers would be bringing the old trash cans to the curb for collection. Martyn said that Ellen had drawn up an email to be sent out to owners with the details of this and that the landscapers would put out the old cans. Ellen asked that the website be updated to show the new collection days and Mark said that this had already been done.

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**Home Painting:** Ellen said that as one owner had painted their home in a very bright primary color, before approving any further primary color schemes, owners should be asked to provide a larger picture of what the color will look like on the property. Martyn said that any such paint requests would be scrutinized and sent to the Board to consider if there was any doubt. Ellen also asked Martyn to monitor those garage doors that had faded in the sun and needed painting. Martyn said that a number of owners had already been requested to paint their garage doors and this would be updated regularly.

**Clubhouse Manager:** Ellen said that she had spoken to Marc the clubhouse manager and provided him with a job description. At some time in the future when the community could afford to, she said that possibly a caretaker could be appointed, to look after everything to do with the upkeep of the community.

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

The date for the next meeting, which is a Board meeting, is Monday February 3<sup>rd</sup>, 2020 commencing at 4.00 p.m. in the clubhouse.

#### **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 5:51 p.m.