

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

DATE: 8/13/24

MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 7:05 BY RANDAL MASON, HOA VICE PRESIDENT.

INATTENDANCE

BOARD MEMBERS Randal Mason Vice President 9D, Mary Pappas Secretary 13A, Jennifer Hampton 1/C.

MANAGER Mike Gordon 8D.

OWNERS Gus Pappas 13A, Janette Griffith 1B, Shirley Beasley 9A, Vickie Phillips 19A, Kathy and Bill Owen 8A, Ron Dalley 5A, Marty Tilden 6C, Charlene Davis 10A.

MINUTES

The minutes from the August meeting have been approved by the board and posted on the HOA website ccvhoa.net

REPORTS

Mary distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Statements for July.

Mike presented a report of duties from July 9 to August 13.

New Business

- Randy announced that Janis had surgery and wished her a speedy recovery.
- Mike presented the bid from Busy Beaver for pulling unwanted bushes and tree limbs. The bid was \$10,000 for the entire project but only half will be done at this time. The board, Mike and Busy Beaver will survey the area and will determine the ones most needing to be removed.
- Condos most needing landscaping in the front will be done this year and the rest of them next year.
- A lady will bring her five children to pick up cones around the complex.
- Since Janis will be on vacation in September we will have our next meeting on **Tuesday September 17.**

- Mike has taken pictures of the roofs to determine what needs to be done.
- Financial reports and Reconciliation Summary ending in 8/13/24 were open for discussion.

Old Business

- 10C is finished,
- Catalina Pools will start work on the spa in September.
- We want bids from ABC and Extreme Landscaping to work on areas of the sprinkler system that are too swampy or too dry.
- Randy reported that an auction date is set to resolve the HOA dues issue on 14B.
- Mike has cleaned out all the Gutters.
- The tree was successfully removed at the entrance and the area was cleaned by the tree company.

COMMENTS AND CONCERNS

- We are busy catching up what has not been done the last two years.
- Mike needs to spray areas where wasps bushes are hanging under the garage eaves. Vickie Miller reported she has one.
- People wanted to know what to do if they have a problem. They are to put a request in Mike's box or send an email to ccvhoa21a@gmail.com.
- There were concerns about metal that has still not been placed, and rotting wood in some areas. The board will look into this.
- Jennifer Hampton, Bill Owens have had their cars keyed. They are to file a police report.
- There was a discussion on installing cameras on that side of the condo.

The meeting was adjourned at 7:05 by Randal Mason.

The next meeting will be held Tuesday, September 17 at poolside if weather permits.