

# Crane Lakes Homeowners Association Minutes

Board of Directors Meeting

October 14, 2021

The Crane Lakes Homeowners Association Board of Directors Meeting was called to Order by President Joe Peterson at 7:00PM. President Joe Peterson, Treasurer Sharon Sommer, Secretary Jenny Norado, Director Kacey Vogel, Director Mike deWeil and Director Mary Racila were present. There were approximately 40 members from the community present.

The minutes from the September 9th general meeting, the September 23rd meet the candidate night, and the September 30th budget workshop are available to membership on the website. There were no corrections, additions or deletions noted from the floor. The minutes were approved by unanimous consent.

The Treasurer's report is available to the membership on the website. Our Treasurer reported the totals of checking, money market account and CD balances. There were no corrections, additions or deletions noted from the floor. The Treasurer's report was approved by unanimous consent.

## **UNFINISHED BUSINESS:**

### 1. COMMITTEES:

A. FMO - update on FMO meetings presented.

B. Food Drive - Donations of non-perishable foods can be dropped off at the ballroom or at the Hawkins home. Checks/cash can also be donated and someone will shop for you if you are not able to get out to do so.

C. Membership - Starting November 1, 2021, the new membership form will be available on the website. You can sign up for voting through e-mail for next year's election. This will save the HOA about \$1,400.00 in postage. Votes by e-mail will be counted by a third party to keep voting confidential and fair. Next year the HOA dues will be \$25 per household.

D. Activities - The Christmas Golf Cart Parade does not yet have a date or host. This information will be forthcoming. Volunteers are needed for the Craft Show on November 6th, for set up, working and help with clean-up. Volunteers also needed for holiday decorating on November 20th, at 9AM in the ballroom (coffee and doughnuts served). Please contact Michele Steinke if you can help with either of these events. Bake Sale donations are also needed for the November 6th, event. Please contact Jane Hammock for more information. We are still in need of hosts for the Christmas Dance. The time is closing in on this event. Please contact Jenny Norado if you can chair or co-chair this event. Business Expo is scheduled for February 19th, 2022. Chairman is Denny McCombs. Watch the Courier and weekly E-mail Blast for more information on all of these events.

E. Welcoming - There were 4 new residents visited in the month of September and 5 new residents visited in October. Backlog is now only 5 families. The Annual Meet & Greet is scheduled for January 15, 2022, in the ballroom from 3PM-5PM. Please mark your calendars and plan to come out and meet your new neighbors.

F. Health & Safety - Flu shots were given on October 2nd, with 111 shots being administered. This is the largest turnout ever for flu shots in Crane Lakes.

G. Statutory - An informative report was given by Randy Vogel, Chairman of the committee documenting his meeting with management on several topics as follows:

- 1. Rent increase for 2022 - We all agreed that the increase was reasonable and within Section 723 stated guidelines.***
- 2. Government tax increase of \$101.93 and determination that it is compliant with Florida Amendment #2 which places a cap of 10% on annual non homesteader assessment increases - Management indicated that they believed that the 2022 increase was within Amendment #2 guidelines but would take our concern back to their accounting department to confirm compliance and report back to this committee their findings.***
- 3. Status and update on eight (8) new lots as they are now included in the consolidated report - Management is waiting on a final inspection and sign off by the City of Port Orange. This inspection is expected to be completed shortly. The preliminary inspection had eight findings and those have been remediated. Once completed the entire parcel of land will be merged into the Beck Farms Trust.***
- 4. Status of the new gate - The new gate is fully functional. Access is only available to Crane Lakes maintenance department, Fire Department, EMT and police.***
- 5. Status of Pickle Ball Courts - the opening is dependent on final inspection by the City as previously referenced in item #3.***
- 6. Follow up on the letter concerning increased raccoon population - Management is in receipt of our letter dated August 29, 2021 and has reached out to two commercial animal control providers and will update this committee on what type of action they will take.***
- 7. Review current policy concerning insect control as they are worse this year - It was brought to this committee's attention that by Florida Law, they (management) cannot spray for insect control. We were advised that the best course of action is for individual homeowners to contact the City and they will come out and provide appropriate treatment.***
- 8. Status on suggestions to enhance the "Island" - Management has reviewed all of the submitted suggestions and has drawn up a preliminary plan. The plan will include trees, additional foliage and a flag pole. The focus will be on ease of maintaining the area as it is only accessible by boat. The biggest challenge at this time is the very large tree stump in the middle of the island and how to get the proper equipment in place to facilitate removal.***
- 9. Status of the Roost Restaurant - Renovation of the restaurant will take place in three phases. Phase One which you are already aware of takes place between October 24th and November 7th. This will include the installation of new walk-in coolers and new A/C unit with zone control. Phase Two and Three will be scheduled for next year. The plan includes the re-design of all ceilings for better noise abatement. The challenge continues to be delivery of building materials and retention of staff during periods of shutdown.***

***10. Speed Control - resolving the issue - Management has ordered and received a solar powered radar controlled speed control sign. It is portable and can be mounted on a street light pole. They are awaiting final delivery of the several sleeves that attach to the light pole. This will allow for maximum flexibility in moving the sign to areas where speeding is a problem.***

H. Buildings and Grounds - This committee will move forward with the scheduling of the luncheon for grounds workers which is tentatively set for November 15th.

I. Performers - no new information.

J. Bingo - Bingo Bash final report was given by Lucy Chiarolanza. There was \$4,888.10, raised for 4 charities to be divided as follows:

Officer Raynor Fund	\$1,000.00
PEO Scholarship Fund	\$1,000.00
Crane Lakes Food Drive	\$1,444.05
Crane Lakes Toys for Kids.	\$1,444.05

Congratulations to Team Bingo for a job well done and to Matt and The Roost for cooperating to help raise as much money as possible for this event.

K. Election - First and second mailings for general election are out to residents. There are 193 votes needed to confirm the election. There are 2 by-law amendments and budget approval also on the ballot.

L. Library - Book donations for the book sale can be dropped off in the Library until the end of October. If you have a lot of books, please call Nick Norado and he will arrange to pick them up from your location.

M. Team Community Mail - This team is working now to establish their weekly mail delivery program so that it can begin on January 1st, as planned. If you want to help on this team, please call Dusty Maddox, Chairperson.

### **NEW BUSINESS:**

1. A motion was made by Kacey Vogel, seconded by Mike deWeil, with none opposed, to bring Kim Barstow into a new position as Treasurer's Assistant. Kim will begin learning the process of Treasurer over the next two months in order to make a smooth transition in January.
2. Toys for Kids, through the US Marine Corps, will be our charity for this holiday season. Unwrapped toys can be dropped off at the ballroom. If you prefer to make a monetary donation, you can drop it in the HOA mailbox on the wall across from the gym. Toys should be for children ages 1-13. December 17th, is the cutoff date for donations.
3. A motion was made by Sharon Sommer, seconded by Mike deWeil, with none opposed, to drop the annual attendance raffle which was started to help increase attendance at the general meeting. The raffle will end December 31st, 2021.
4. A CLHOA laptop was purchased for managing the HOA treasurer's records. The cost was \$564, plus an annual fee of \$99 for software.
5. OPEN FORUM:
  - \* Are there storage plans for the HOA in the new out building?
  - \*Can we get our new police chief on the upcoming speaker list?

\*Can we get a sign for outside that indicates there is a first aid kit in the kitchen as well as in the Roost?

\*This Board will send a thank-you note to Matt, Roost Manager, for his part in the Bingo Bash.

\*This Board gives a second acknowledgment to Lucy Chiarolanza and Team Bingo for a job well done on the Bingo Bash event.

6. The meeting was adjourned at 8:10PM by unanimous consent.

Respectfully submitted,

Jenny Norado

Secretary Crane Lakes Homeowners Association