

Jacaranda Country Club West HOA, Inc. HOA Meeting via Zoom
July 25, 2022

A meeting via Zoom was called to order at 7:08 pm

1. CALL TO ORDER

The meeting was called to order at 7:08 pm EST. Elisabeth Small was appointed the Meeting Chairperson.

2. Roll Call

All Board members were present: Larry Skolnik, Ray Sponder, Geovani Fonseca, Enrique Thorman and Elisabeth Small were present. Brent Cantville, for personal reasons, resigned from the Board. In addition, there were 18 other homeowners who attended the zoom meeting.

3. Issue: To amend the existing Bylaws.

Based on the HOA's 1988 Bylaws, 9.03 Adoption of Amendments, a resolution for the adoption of the proposed amendments can be adopted by unanimous vote of all the HOA Directors. The Board of Directors elected to use this rule - unanimous vote to amend the Bylaws.

The issues discussed were the following:

- - Non-payment of dues after 30 days will incur a late fee to the homeowner and collection fees will be charged
- - The HOA must approve the sale of any home in the HOA neighborhood, prior to all sales
- - No rentals of any properties are allowed in the HOA neighborhood.
- - A proposed buyer must schedule a Live Interview prior to any purchase, at least 2 weeks prior to closing.
- - If the buyer is approved, the HOA will issue a "Certificate of Approval" as part of the closing documentation.
- - If a person receives a home from an inheritance or gift, the HOA must be notified by Certified Mail, 30 days prior to transaction.

- – Any transfer of house title must notify the HOA Board prior to transfer, which requires a Live interview the proposed buyer.
- – Proposed buyer must notified the HOA within 30 days to approve or disapprove the proposed transfer
- - Any unauthorized transactions shall be void, unless approved by the HOA Association
- - Use of a home for residential purposes and for ancillary business, home occupation or home office
- - The home office activity must conform to all zoning requirements in the City of Plantation
- - No solicitation of any kind is allowed in the neighborhood
- - The HOA has the right to enforce the established easements of the Platts established in 1972
- The easements of the Lake 1 and Lake 2 are in the process of clearing a path for the lake maintenance company to clean and maintain the lakes
- - All homes shall be responsible for keeping the interior and exterior of their home in a clean, safe, and good repair. All maintenance is the responsibility of each resident. All roofs, doors, windows, screens, walls and other exterior portions of each resident, including, fences, walls, spas, pools, patio enclosures, balconies and enclosures or railings and paved driveways must be in good condition.

- This also includes landscaping, such as mowing, trimming, watering, weeding, fertilizing and removal of all dead, dying and diseased sod, plants, shrubs or trees.

4. Chairperson Small made a motion to open the floor for questions. No one objected to the “no rentals” issue. Juan Esteva asked who pays for the lake cleaning. The HOA pays for the lake maintenance. Joanne and Lydia volunteered to head up the “Fining Committee”. This is a committee of 3 residents not related to anyone on the Board, for the

purpose maintaining homes that are clean, safe, and in good standing.

- 5. Chairperson Small made a motion to close the floor for questions. Geovani Fonseca second the motion.**
- 6. Chairperson Small made a Motion to Roll Call the vote for the Proposed Amendments:**

Larry Skolnik voted YES Ray Sponder voted YES Geovani Fonseca voted YES Enrique Thorman voted YES Elisabeth Small voted YES

- 7. Chairperson Small made a Motion to accept the vote of “Yes”. Larry Skolnik second the Motion.**
- 8. An update of current HOA projects was discussed.**
 - - ATT installed new fiber optics throughout the entire neighborhood**
 - - Decorative new street signs will be installed by August 14, 2022. All street signs in our neighborhood will be replaced with decorative street signs**
 - - 3 new “No Solicitation” signs will be installed at the 3 entrances of the neighborhood**
- 9. Chairperson Small made a Motion to Adjourn. Enrique Thorman second the motion. The meeting adjourned at 8:30 pm.**