

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

June 14th, 2021

1555 Mosaic Way Stockton Ca, Clubhouse and Zoom Meeting

Agenda/Minutes:

PRESENT: Abraham Mackey, Mary Nelson, Mansoor Soleimani, Carol Hail, Jeff Carr, Beverly Clarke, VG Manager

II. MEETING CALLED TO ORDER: 5:30 pm

III. APPROVAL OF MINUTES of May 10th 2021 Approved

IV. MANAGEMENT COMPANY REPORT: 32 new violations, 5 ongoing, and 21 closed. In regards to the drought issue, the landscape write ups are not for dead grass.

V. TREASURER'S REPORT:

Bank Balances:

Reserve Account and VGA Checking Account: \$356,131.09

Accounts Receivable: \$54,662.38

Total Current Assets: \$410,793.47

Receivables 89% of dues collected for this year.

VI. MANAGER'S REPORT

1. **Clubhouse** - Clubhouse is open for parties of 50 people or less. If the Governor removes restrictions on Tuesday, will we open the clubhouse to larger parties? Motion to approve opening clubhouse to over 50 people. Approved by all.
 - a. We have a major stress crack in the upstairs area of the clubhouse. We need to have this inspected ASAP and repaired. I recommend that we close off this area until it is repaired. Contractor has been called and appointment scheduled for the 23rd. Upstairs to be closed at once.
 - b. We have one quote for the replace of the old HVAC unit. To replace the 2-ton unit with a 4-ton unit would be \$6800. Plus, the cost of a crane of approx. \$300.00. We discovered that

the other HVAC unit is sharing the same in take vent. They should each have their own in take vent. To do this work the cost would be \$1800. 3 registers would be 3200.00 Motion to approve replacement of HVAC unit up to 10,000.00 granted to the manger. Approved by all.

2. **Pool**- The pool is open and there has been a good amount of use. We currently have two lifeguards on duty during open family time. The adult swimming is now open Tuesday to Sunday 10:00 a.m. to 12:00 p.m. and 6:00 p.m. to 8:00 p.m. There have been several issues during adult swimming. Members have been staying beyond 8:00 p.m., allowing their children in during this time, smoking, playing loud music and not locking the bathrooms or gate lock. This requires Beverly coming down and locking the bathrooms before the alarm can be set. We will continue our Covid-19 protocols as set by the CDC. Suspension of keys require hearing, which can be done immediately. In order to alleviate the problems during adult swim, there will now be a sign-up sheet. If rules are not met, adult swim will now be suspended.

2. **Golf Course** – Employee has been keeping up with most of the mowing on the course. Employee is using the John Deer mower to keep the fairways mowed. The concern is this mower is not able to run for long times and could be over heated. Employee has been asked by another employee not to run the John Deer for mowing the fairways. This is resulted in some heated discussions. We will contact Peterbilt for a training course on the large mower.

3. **Tennis Court**-The 3rd court that we rent to the Venetian Park Apartments is in disarray. The apartments have not maintained this court. The recommendation is to stop renting this court to the apartments. We would need to change the lock on the gate, since all the tenants in the apartments are given a key. One of the tenants came to the office and asked when we were going to clean up the 3rd court. Beverly explained that the apartments are to maintain that court as part of the agreement. Board suggests to contact the Apartment management and see if there is still an agreement and if not and if they refuse to clean it up, we will change the lock and clean it ourselves.

VII. COMMITTEE REPORTS:

VIII. OLD BUSINESS:

- Two islands need the large pine trees trimmed and the Academy Ct. tree is dying and needs to be removed. There is a tree at hole #4 that needs some branches cut and 14 cypress trees at the Griffin Point entrance need the fallen branches trimmed. We received a quote for all of this work \$3200. Also, Lido Circle and Passero Court.
- Marshall had surgery on Thursday and will need another 6-8 weeks to recover.

- Delta Bluegrass is still on schedule to replace the green. There is also more tree maintenance needed on the green as well.

IX. NEW BUSINESS and Open Forum:

Home owner asked about security patrols. Follow up on Neighbor hood watch meetings. More events requested; Movie night will be the next event.

- **X. ADJOURNMENT – 6:32 pm**