

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

July 12th, 2021

1555 Mosaic Way Stockton Ca, Clubhouse

Agenda/Minutes:

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

II. MEETING CALLED TO ORDER: 5:30 pm

III. APPROVAL OF MINUTES of June 14th, 2021 Approved

IV. MANAGEMENT COMPANY REPORT: 15 new violations, 10 ongoing, and 35 closed.

V. TREASURER'S REPORT:

Bank Balances:

Reserve Account and VGA Checking Account: \$347,456.92

Accounts Receivable: \$41,832.21 as of June 30th 2021 93% of current dues collected..

Total Current Assets: \$ 389,289.13

VI. MANAGER'S REPORT

Clubhouse - Clubhouse is open for parties of 50-120 people. We collected \$1450.00 in rental fees last month.

The major stress crack in the upstairs area of the clubhouse has been inspected by Silver Fern Construction. We received their bid to open up the walls for a better inspection of what is needed to make the repairs. They will start work at the end of this week.

The work for the replacement of the old HVAC unit had been completed and is running great. The work to correct the issue of the other HVAC unit sharing the same intake vent will be done early August. They should each have their own in take vent. To do this work the cost would be \$1800. Old Unit needs servicing as well. Service will be the first week of August.

Our current janitorial service has given notice that their price to clean the clubhouse weekly will go from \$400 per month to \$500 per month. Beverly thinks this is a little high but they do a good job and are willing to come extra when needed.

Pool- The adult swimming is now open Tuesday to Sunday 10:00 a.m. to 12:00 p.m. We have had many issues with the adult swim in the evening and currently have suspended this swimming time. The pool is closing at 6 p.m. each day and is now locked with a pad lock to prevent anyone from coming into the pool area after 6 p.m. Homeowner is requesting adult swim to remain open. Discussion on issues that have happened. Waivers must be signed for insurance purposes. Motion for 1 Lifeguard to work 2 extra hours per day for adult swim, 6 days a week. This is not in the budget. Motion approved 4 yes 1 No. This will start on the 19th of July. Jeff Carr will come down to the pool to remove any people found in pool after hours. I

Golf Course – The John Deere mower’s bearings had to be replaced. Employee was trained on John Deere.

We have several watering stations on the golf course that are malfunctioning due to valve issues. We had to locate and will replace the valve unit on station 34 by hole #8. There are other stations that will need the valves replaced as well. There is no cheap fix here. We have 35 stations on the course that are old and each replacement could cost \$300-\$600 to replace.

Some tree trimming work was done on Hole #4 and we have a bid to trim trees on Hole#7 for \$1,100. We are still within our Budget at this time.

Update on 7th green: This will be delayed until cooler weather. Tournament is still scheduled for August 7th.

Tennis Court- The 3rd court has been cleaned up and the gate lock will be changed on Wednesday afternoon. This lock will not be a membership lock at this time until court is clean up. The apartment’s tenants will not have a key to open the court. Product has been found that can make the court level and smooth. Check into concrete restoration services.

VII. COMMITTEE REPORTS:

VIII. OLD BUSINESS: The large pine trees on the islands have been trimmed and the Academy Ct. tree has been removed. The tree at hole #4 has been trimmed and the 14 cypress trees at the Griffin Point entrance. The cost for all of this was work \$3200. We are still within our budget.

Marshall is still recovering; we do not have a return date for him at this time.

IX. NEW BUSINESS and Open Forum: Movie Night July 16th, 2021 National Night Out August 3rd, 2021

X. ADJOURNMENT – 6:20 pm