**BOARD OF DIRECTORS 2022/2023**

The October membership meeting was held on October 11, 2022. Natasha Botes, John Foster and Joe Yarusinski were re-elected to the Board of Directors. Alia Atkinson , Susan Blair, Ed Pelczar and Sharon Lynn remain on the Board. That means we have a total of seven directors on the Board. The CCV bylaws allow for nine directors, which leave space for two more members. Alan Shafer volunteered to fill one vacancy. This will be addressed at the November BOD meeting. Officers will be elected at that Board meeting as well. Look for the list of officers posted to the CCV website by mid -November.

The mission of the Board of Directors is:

* To maintain the community and the quality of life within the community
* To enhance the community in order to increase property values and to improve the quality of life within the community

**NOTE:** *There are 245 properties in Country Club Village. Only 45 votes were cast in the election. That is less than 20% of the eligible voters.*

**CCV FINANCES**

Our Treasurer, John Foster, reviewed the financial summary for the end of the 2021 – 2022 fiscal year.

* Last winter, the Board decided to repave the village roadways a year in advance of the schedule. This was done for the following reasons:
	+ Being 19 years old, sections of the roadway were looking a bit shoddy
	+ The latest supplier estimates indicated that there were sufficient funds in the Reserve Account to cover the costs of repaving
	+ Economic indicators and political issues in Eastern Europe implied that repaving costs might substantially rise in the near future.
* With substantial monies remaining in the Reserve Account, and with John’s additional analysis, it was determined that *no increase in the annual assessment was necessary at this time.*

**COMMUNITY DEMOGRAPHICS**

* There are fewer elderly residents in Country Club Village
* There are more, young residents
* There are more children
* There are more rental properties
	+ There were 24 rental properties in 2012
	+ There are 38 rental properties today.

There is a new national trend developing where investors/entrepreneurs are buying up properties in residential communities and renting them out. This seems to be filling a need.

* You may have noticed that, since the collapse of the housing market in 2008, builders have moved away from residential homes, and they have been concentrating on apartment buildings, instead.
* Property values have surged over the past several years, and it is more difficult for first time home buyers to save up a down payment. (The average home today is about $400,000; a 20% down payment is therefore $80,000.)
* While young people have difficulty in accruing the down payment, they can often afford a monthly housing payment of $2,000. Many people prefer single family homes over apartment buildings where you have to contend with neighbors above you, below you, and alongside of you; and it’s often troublesome to find a parking space close to your building, in the rain, with a trunk full of groceries to unload.

**STREET SAFETY**

Accompanying younger residents, there are:

* More people walking, jogging, riding bicycles on our streets
* More people walking their dogs
* More kids walking to the bus stop, riding bikes and skate boards, and playing kids’ games on our roadways.

The posted speed limit has always been 20 mph in CCV. We all know that several people (residents, guests, service vehicles and delivery vans) routinely exceed this limit. But the situation is getting dangerous. No one wants to be the victim of a pedestrian accident; and no one wants to be involved with hitting a pedestrian.

Something obviously has to be done to mitigate the situation:

* We can personally commit to drive more cautiously…but that won’t deter non-residents
* We can install more speed limit signs…but if the current signs are ineffective, why should more signs make a difference
* We can install more “Children Playing” signs
* We can install some little (fluorescent) green kids at the intersections
* We can ask the Winter Springs Police Department to step up enforcement in the village
* We can consider installing speed bumps / humps in appropriate areas.
* We can do nothing, and patiently wait until a tragic accident ultimately happens.

**BOD SUPPORT**

The BOD manages activity for

* Landscaping / lawn cutting (for common areas and private properties)
* Fertilizer / pest control (for common areas and private properties)
* Common area plantings
* Tree trimming / removal
* Irrigation of common areas
* Pond maintenance
* Under drain cleanout and maintenance
* Holiday decorations
* Publishing and distributing Welcome packages
* Maintaining roadways, front signage, and infrastructure
* Maintaining the CCV website
* Interfacing with external entities…lawyers, accountants, property management, etc.
* Issuing Divots, annual ballots, etc.

This adds up to a lot of work, and a lot of time. This is performed by nine Directors and three volunteers.

THE PROBLEM….

* There is too much to do
* There are too few people to do it.

THE SOLUTION….

* Get more volunteers to help do the work
* Do less work
* Raise the Annual Assessments so that the property management company can handle almost everything. The CCV contract with Vista is currently $1147/month, for the limited services they provide. If the Vista scope is significantly increased, the new charge will be approximately $3120/month, subject to a more detailed evaluation. This would increase the yearly assessment by approximately $97.

**HOA DOCUMENTS**

The official **Homeowner’s Guide** was created in 1979, when Country Club Village was established. It has always been inadequate and ambiguous – at best. Today, much of the Articles of Incorporation are obsolete, and some sections conflict with Florida Statutes. Formal revisions to the Homeowner’s Guide require the approval of 60% of the membership; which is formidable when less than 20% of the membership voted in the last election.

But there is nothing in the Homeowner’s Guide that prohibits the creation of a supplemental document. This document – let’s call it the **Board of Directors Guidelines**) -- will

* Clarify and/or explain some of the ambiguous sections of the HG. (e.g. Bylaws, Article XII, Section 3 that discusses how the maximum annual assessment is calculated.)
* Enhance how the duties and responsibilities of Officers, Board members and Committee Chairs are described.
* Expand the scope and function of each Committee
* Define and detail the requirements of the Architectural Control Committee.

The BOD Guidelines will not replace the Homeowners Guide. If a conflict develops between the two documents, the official Homeowner’s Guide will take precedence.

The BOD Guidelines will be created/revised under the direction of the current Board of Directors.

Individual documents will be reviewed and approved by the current Board of Directors before they are added to the BOD Guidelines. The BOD Guidelines will be clear and concise. The official Homeowners Guide, and the BOD Guidelines will be accessible to property owners via the CCV dedicated section on the portal.vistacamfl.com.

**COMMUNICATIONS**

The Board of Directors wants to improve communications to the property owners and residents of Country Club Village. The BOD also wants to encourage input from property owners on certain matters. Postal communications are both expensive and time consuming. The document must be printed, reproduced, folded, inserted into an envelope, addressed, and delivered to the post office.

Electronic communications are less complicated, more expeditious, and significantly cheaper. In today’s world, just about everyone has access to the internet either via their personal computer, e-pad, or cell phone. Property owners are encouraged to use electronic communications with Vista and/or the BOD as much as possible.

SurveyMonkey is a web -based service that will allow the BOD to obtain feedback from the property owners. Earlier in the document, issues regarding Street Safety and BOD support were identified. In the coming weeks, your opinion will be solicited via SurveyMonkey.

**VILLAGE DRAINAGE PROBLEMS**

September was a very rainy month in Central Florida. This was culminated by Hurricane Ian dumping approximately 16 inches of rain on our community on Sep 29 and Sep 30. And this accentuated drainage problems along sections of Augusta National Blvd, East Pebble Beach Circle and East and West Winged Foot Circles.

PROBLEMS

* Some properties experienced flooding from water cascading down from the hill above them.
* Some homeowners (with BOD concurrence) installed French drains alongside their homes and connected them to the under drains at the front of the property.
* Some homeowners unilaterally installed rocks and/or drain piping alongside their homes and empty them directly onto the roadway (creating a constant flow of water down the street that results in accumulation of slippery slime on the roadway).
* There is some concern that under drains have been compromised and/or clogged over the years

SOLUTIONS

* The HOA will contract a hydrology specialist firm to provide a detailed evaluation of CCV drainage:
	+ Actual location of all drains (per existing civil engineering drawings)
	+ Accessibility to the under drains for inspection and cleanout
	+ Integrity of the under drains
* The hydrology firm will provide a report with formal recommendations
* The hydrology firm will work with the Infrastructure Committee and concerned property owners to formulate a strategy for mitigation.

***Concerned property owners should contact the BOD for inclusion on the Infrastructure Committee.***

**CO-OPS**

At a previous BOD meeting, a presentation was made to the Board about how a property owners’ co-op could be formed to facilitate the installation of solar panels on individual homes. The co-op would strive to produce the best solar design at a lower (group) price. The theory is that economies of scale would justify this effort.

This concept could be expanded to roof cleaning, roof replacement, and driveway paver installation. The BOD would not directly spearhead a co-op effort; however, it would provide a means for property owners with similar interests to meet other property owners with the same interest. If you wish to pursue a co-op opportunity, please contact the BOD through Vista.

**MARK YOUR CALENDAR**

Upcoming 2022/2023 meetings are scheduled as follows:

NOVEMBER 8 - Board meeting

DECEMBER 13 - Board meeting

JANUARY 10 - Board meeting

FEBRUARY 14- Board Meeting

**VISTA CONTACT INFORMATION**

Homeowners, look for the **Resident Login** feature on the Vista CAM Portal. This section will provide access that allows you to submit questions, service requests, make payments, check your balance, request a welcome package, submit architectural requests and much more! Access the portal through the Country Club Village website located at: <https://countryclubvillageattuscawilla.com/>

For routine maintenance issues regarding lawn care or chemical treatment please email: workorders@vistacamfl.com . Your email is sent directly to the responsible contractor(s), Vista and a CCV representative. This is the best way for contractor performance to be identified and monitored and the quickest way to resolve your issue.

***Vista Contacts:***

General Inquires: info@vistacamfl.com

Violations dial or violations@vistacamfl.com

ARB/ACC applications arb@vistacamfl.com

**Collection and Closings Questions:**

Estoppels Questionnaires, or Documents: [www.homewisedocs.com](http://www.homewisedocs.com/)

Collections: collections@vistacamfl.com

New Owners: welcome@vistacamfl.com

Payment Questions: Payments: *payments@vistacamfl.com*

Other items may be directed to Diana McCreight at dmccreight@vistacamfl.com

For questions, suggestions or comments on the CCV website, please e-mail us by selecting the “Contact” button on our website:

<https://countryclubvillageattuscawilla.com/>