

JACARANDA COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Central Park Multipurpose Building

9151 NW 2nd Street Plantation, FL 33324

Monday, July 6, 2026

Agenda

1. Call to Order

- Meeting was called to order by the Board President Hank Van Balen
- Verification of quorum confirmed
- In attendance: Hank Van Balen, Mike Kaplanidis (remote), Robert Hardy (remote), Nevena Akcan, Jorje Gonzalez

Homeowners in Attendance:

Serkan Akcan, John Campo, Scott Orth, Dean Upton, Rabbi Andrew Jacobs

Meeting Notice: This meeting was duly noticed on the Association's website and sandwich board at the community entrances.

2. Introduction of the New Board

- Hank VanBaalén, President
- Robert Hardy, Vice President
- Michael Kaplanidis, Treasurer
- Nevena Akcan, Secretary
- Jorje Gonzalez, Director

3. Approval of Previous Meeting Minutes

- Review of prior meeting minutes
- Motion to approve

4. Financial Statement Review was provided by Mike Kaplanidis

- Operating budget status update
- Reserve fund update
- Outstanding balances / delinquencies
 - Foreclosure documentation legal fees of \$1,440 were included in this month's expenses
 - Receivables for late penalties – a total of 2 fees of \$25 each was proposed to be written off

5. Update on Hiring a Property Management Company

- RFP status and responses – two proposals were received so far. Over 8 requests have been sent. Folio and Premier submitted so far. At least 3 more to be received before making a final decision. Homeowners are welcome to submit recommendations if available.
- Next steps – evaluate more proposals

6. New Accounting Firm

- Transition timeline – 60 days
- Implementation plan – RFPs submitted, please send recommendations if available.

7. Goals for the Next 3 Months

- Community maintenance priorities – lakes cleanup

- Landscaping and common area improvements – we will have committees reinstated to help – please volunteer!
 - Communication enhancements (website, notices) – please be advised that opening homeowners’ mailboxes is against the law
 - Homeowner’s request to install mirror in the corner of Gatehouse Road and Pine Island – Nevena will inquire with the City of Plantation
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8. Open Forum (Homeowner Comments)

- Property management company, accounting firm, cleanup of lakes,
 - Scott Orth noted a boat with a large engine circled on the lake behind his house – please remember boats with engines are not permitted on the lakes.
 - There is significant erosion happening behind the property fence - can anything be done to stop it? What you should do first (priority order):
 1. Redirect runoff using downspout extensions or grading.
 2. Cover bare soil with mulch or gravel.
 3. Add vegetation for long-term stability.
 4. Use structural solutions only if erosion is severe.

John Campo questions:

- Who monitors the RAM forms – Sandy Clobridge, John Campo, Terrell Reid.
- New board members will submit HOA certifications.
- Upgrade to electronic voting proposal – John claimed misrepresentation of proxy voting at June’s election.
- Michelle Claverol (sp) volunteered to review the governing documents. BOD will review the current documentation.

Andrew Jacobs question:

- Are we permitted to put signs on yards such as roofer, contractor, campaign, etc.?
Per JCC HOA by laws - for sale or lease signs are prohibited. All other signs will be reviewed by BOD. Requires submitting a RAM form.
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9. Adjournment

- Motioned to adjourn by Hank Van Balen