

Crane Lakes Homeowner's Association, Inc. Board Meeting Minutes

March 13, 2025, 7:00 PM

The Crane Lakes Homeowners Association Board of Directors meeting was called to Order by President Bob Rosato at 7 p.m. followed by the Pledge of Allegiance and a moment of silence.

Board Members Present – Bob Rosato (President); Pete LaRocca (Vice President); Lee Roberts (Treasurer); Vita Laparco (Director); and Donna Schedeneck (Director).

Board Members Absent – Karen Beal (Secretary); Sharon Sommer (Director).

Oath of Office

Vicky Moore administered the Oath of Office to Vita Laparco prior to the meeting and Vita was welcomed as the newest member of the Board.

Special Guest Speakers

Detective Anthony Turcheon from the Port Orange Police Department shared information of the newest scams. The best advice he shared is nothing needs to be done immediately, please talk to someone before you act. Don't be embarrassed to share and discuss with others. Never click on any links and never give out personal information. No police will be coming to arrest you on an outstanding warrant. A newer scam is an email or text that you owe an outstanding toll. If your bank calls you hang up and call them back. He discussed amounts loss due to crypto/digital currency scams.

Odetta Horruitiner the Victim Advocate also spoke. The position is funded by the Attorney General's Office and her position is to help you after you have been a victim of a scam. There is information online at MyFloridaLegal.com/ScamsAtAGlance. Also, you can report fraud by calling 1-866-9-NO-SCAM (1-866-966-7226).

Secretary's Report

Lee Roberts reported the minutes of January 9, 2025; meeting have been posted on the website. Motion to approve the minutes was made by Pete LaRocca and seconded by Donna Schedeneck.

Treasurer's Report

Lee Roberts reported the Treasurer's report is available on the website. Lee provided an update on the totals of the checking and money market accounts and the CD balances. The Treasurer's report was approved on motion by Donna Schedeneck and seconded by Pete LaRocca.

New Business

President Bob Rosato welcomed attendees and discussed various initiatives of the Board and topics of interest:

- Bob has met weekly with Crane Lakes management.
 - Letters were sent to individuals that needed to clean up their lot. There appears to be an improvement. Pete LaRocca has an outreach resource to help those who have a short-term need for lawn care (residents who are hospitalized or temporarily unable to work in their yard.)
 - Issues with lawns were addressed. John McClusky will be working with Bill Estee at the golf course to correct the issues.
 - Bob Rosato had a brief hallway discussion with Craig Wells. Bob will brief the Board at the next workshop on plans Mr. Wells disclosed during their discussion.
 - Pool – No answer on monitoring nonresident usage and chairs. A new heater is being purchased and will be installed before the fall.
 - Night Patrol – Patrolling continues but not always on a golf cart. Personal vehicles are being used due to the comfort level of guard shack employees.
 - HOA Volunteers who work an activity with Vicki Simmons will no longer need to purchase tickets. Vicki will provide the list of volunteers before ticket sales. Encouraged membership for all residents.
 - Shredder – Crane Lakes Management and the HOA are sharing the cost of the event scheduled for April 26, 2025.
- March 24, 2025, Tower Hill/HOA Insurance Luncheon for HOA members.
- The speaker for the next board meeting will be Hannah Crawford with Gillespie Group.

Open Forum

Discussion included:

1. Odetta Horruitiner is our contact for the Food Drive.
2. FMO new law proposed.
3. Craft Fair next weekend.
4. The Performers have been cancelled due to lack of interest and participation.
5. Background checks for short-term renters.
6. How to report a complaint to management.
7. Status of The Roost restaurant.
8. Status of the conditions of the property in general. Still requesting fire hydrants be flushed.
9. Pool Condition and suggestions for improvement.
10. Speeding and Running Stop signs. Suggestion of gate reminding delivery personnel of the speed limit.
11. Use of HOA funds for community.

12. Requesting Craig Wells to attend an HOA meeting.

Adjournment

Being no further business, President Rosato adjourned the meeting at 8:20 p.m.

The next HOA meeting will be held at 7 p.m. on May 8, 2025.

Respectfully submitted,
Lee Roberts
Treasurer