

Crane Lakes Homeowner's Association, Inc.
Board Meeting Minutes
January 9, 2025, 7:00 PM

The Crane Lakes Homeowners Association Board of Directors meeting was called to Order by Vice President Sharon Sommer at 7 p.m. followed by the Pledge of Allegiance and a moment of silence, and prayer by Gene Frame.

Board Members Present – Sharon Sommer (Vice President); Lee Roberts (Treasurer); Karen Beal (Secretary); Pete LaRocca (Director); Bob Rosato (Director); and Donna Schedeneck (Director).

Board Members Absent – None.

Oath of Office

Vicky Moore administered the Oath of Office to Pete LaRocca and Lee Roberts.

Introduction of 2025 Board

Sharon Sommer introduced the 2025 Board as unanimously approved at the January 6, 2025, workshop meeting:

Bob Rosato – President
Pete LaRocca – Vice President
Lee Roberts – Treasurer
Karen Beal – Secretary
Donna Schedeneck – Director
Sharon Sommer – Director

The list of 2025 officers will be posted on the Crane Lakes HOA website and on the HOA bulletin board.

Secretary's Report

Karen Beal reported the minutes of the December 12, 2024, meeting have been posted on the website. Motion to approve the minutes was made by Lee Roberts and seconded by Sharon Sommer.

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 Sharon Sommer and seconded by Pete LaRocca.

New Business

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

- Bob plans to meet weekly with Crane Lakes management
- Addressing residents' concerns regarding The Roost
- Pool issues – Waiting on parts to repair motor
- Increased utilization of the clubhouse kitchen (i.e., pancake breakfast, etc.)
- Spectrum Updates – Follow the guidelines published in the Courier
- Updating the website
- Revising the format of the weekly email Blast
- HOA audit to be conducted in March
- Revised 2025 Board meeting schedule:

January 9

March 13 – *Guest Speaker Detective Anthony Turchon*

May 8

August 14

October 9

November 13 – *Annual Budget Meeting and Election*

Statutory Committee Update

Dick Gherlone, Committee Chair, shared the committee met with Craig Wells and Vicky Moore in October to review rent increases for 2025; review Ad Valorem tax increase and utility pass through per Volusia tax records; and discuss other items of concern (*report attached*).

Open Forum

Discussion included:

1. Yard debris cleanup after hurricane
2. Status of The Roost restaurant
3. Use of HOA funds for community
4. Requesting Craig Wells attend an HOA meeting

Adjournment

Being no further business, President Rosato adjourned the meeting at 7:38 p.m.

The next HOA meeting will be held at 7 p.m. on March 13, 2025.

Respectfully submitted,
Karen Beal
Secretary

2024 STATUTORY COMMITTEE

TO: HOA Board of Directors

From: Richard Gherlone; Chairman

Date: October 21, 2024

Re: Results of Statutory Committee meeting with Crane Lakes Management.

The Statutory Committee met with Crane Lakes Management {Craig Wells and Vickie Moore} on October 18, 2024 at 9:00 AM. The results of the meeting are provided:

We opened the meeting with introductions, since we were all new members of the committee.

Craig mentioned that several of the items on the agenda were the usual ones and ones that would be handled during the HOA's various committee meetings with management.

RENT AND ADVELOEM TAX INCREASE FOR 2025

Craig listed numerous items that caused an increase in their operating costs, as well as enhancing our community, including new fencing due to hurricane, new chairs and tables in pool area, inflation, higher labor rates for employees, higher fuel and petroleum-based products and additional strategically located security cameras and lighting. He mentioned that even with this rent increase, they are still not keeping up with the inflation of the past few years.

He and Vickie indicated that the "market rent study and analysis" provided on July 16, 2024, showed that the rental increase agrees with our prospectus and the amount of rent charged is below the market rents estimated for our

community. Also, market rent comparable to other similar communities showed that Crane Lakes rents are below the prospective market derived rental rates.

Thus, the average 4.99%-5.00% rate increase is within the F.S. 723.37{4}{a} guidelines. We asked why 16 lots showed greater than 5.00% increase in rent, and Mr. Wells and Vicki indicated that those were sold lots in 2024 and the rents were brought up to current rates as per the prospectus when lots are sold.

The Ad Valorem Tax increase of 10.31% is within the F.S. 723.037{4}{a} guidelines also. The question we asked concerning verbiage on the Volusia County tax bill about the golf course was answered with satisfaction that no part of golf course is included in this bill. Also, Mr. Wells explained that the ad valorem is based on the 1999 tax bill and any increases after that are prorated and passed on to residents minus the constant percentage dedicated to management. The stormwater passthrough is handled in the same manner.

Spreadsheet analysis of the 2025 changes also confirmed that increases are within guidelines.

ADDITIONAL ITEMS

Enforcement of rules and regulations as set forth in prospectus was discussed, especially regarding lawn care, dirty homes, mold on homes and excess weeds in gardens. We did mention that some of the concerns had been addressed. Vicki and Mr. Wells said that there are several reasons that the property has slipped from the desired condition. Among these are staffing issues in the office to send out and follow up on letters to offenders and sprinkler maintenance personnel, drought for a period and then excess water and change in pesticide regulations and laws prohibiting fertilizer during the months of June-October.

They have put in place new staff that should help to alleviate many of these concerns.

Richard Gherlone

Chairman Statutory Committee

Cc: Bob Aldrich, Bill Chenoweth, Bill Fagan, Daniel Savoie