

# Saint James Golf Club HOA



## St. James HOA Newsletter

Volume 11 Issue 1

1st Quarter, 2009

### HOA Meetings

These meetings are posted in the locked bulletin boards at the front entrance of the club house and at the entrance to the club house from the pool. Notice of meetings are posted at least 48 hours before the meeting.

Currently the Board Of Directors meet on the 2nd and 4th Wednesday of each month at 7:00P.M. This is subject to change. Please check the bulletin boards for correct times.

#### Board of Directors

President: Robert Evans  
VP: Robert Coleman  
Secy/Treas: Gail Logan  
Member: Gus Daal  
Member: Leroy Hoff  
Member: Leonard Lea  
Member: John Koerber

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## FROM YOUR HOA PRESIDENT

2008 is now behind us and in many respects it was a successful year for the HOA. The economic condition has caused us to have a lot of foreclosures and liens. We collected less money than we budgeted. Even with the short fall of planed revenue we have managed to pay our bills, keep the community looking good and not need a special assessment to do so. We have been able to develop a 2009 budget that will allow us to keep the quarterly assessments the same as last year. The bad news is that in order to do this we had to use some of the money we planned to use for other improvements. In the current economy I suspect that most of us are putting off something we would like to do so that we can do those things we need to do or must do.

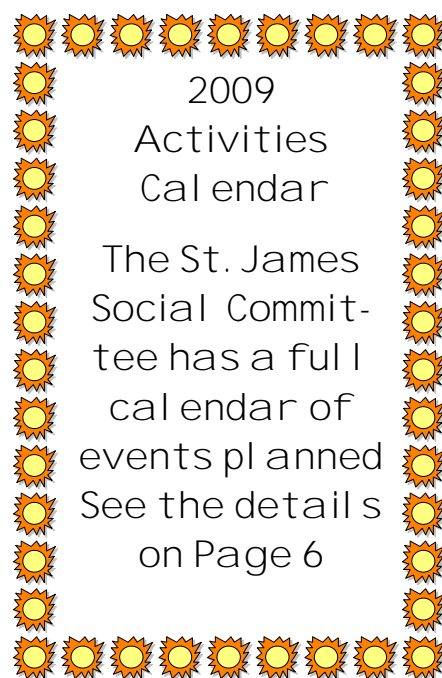
It is election time again. We need to vote on the 2009 Board of Directors. In order to have a successful valid election we must have 210 votes and or proxies. Please vote. If there is no one you want to vote for please send in your proxy. We don't want to have a second election just because we did not get enough votes and or proxies in the first election. Please get involved and run for the Board of Directors. We will need some new people on the Board. I know that I have served on the Board for 4 years and I believe in term limits. I have reached my limit. I am proud of what I have done, I am proud of our community, and now it is time to pass the torch to others. I still plan on being involved in the community but not at the Board level.

Just a few things I would like to leave you with. Let's all work to keep our commu-

nity beautiful by keeping our homes looking their best. For those of you who go up north for the summer or those who take an extended vacation remember, Hurricane shutters cannot be installed (put up) or closed until a Hurricane warning has been declared for our community and they must come down within 7 days after the hurricane. I would like to remind you that we do not own the golf course. If you walk, ride your bike or anything else on the course or cart path without their permission you are trespassing and could be arrested.

It has been a pleasure serving you. I hope you have a great 2009 and may god bless you.

Robert Evans, President



# St. James Golf Club HOA - 2008 Financials

January through Dec 2008

As of Dec 31, 2008  
(unaudited)**Profit & Loss****Ordinary Income/ Expense**

	Jan-Dec 08 Actual	YTD Budget Jan-Dec
Assessments	1,243,416	1,245,600
Capital Contributions	9,120	0
Late Fees	9,813	0
Fine Fee Income	0	0
Interest Income	1,128	0
Homeowner Publications	2,305	1,800
Applications & Sales Fees	6,560	0
Gate Opener	4,840	0
Contractor Reimbursement	0	0
Misc. Income	<u>7,789</u>	<u>5,000</u>
<b>Total Income</b>	<b><u>1,284,971</u></b>	<b><u>1,252,400</u></b>

**Expense**

Administration	177,409	91,300
Maintenance & Repair-General	58,866	69,500
Insurance	19,760	22,000
Grounds, Landscape & Irrigation	419,585	444,724
Lakes & Fountains	35,933	43,908
Clubhouse Operations	41,599	43,426
Utilities	320,974	323,450
Misc-Contingency	2,628	110,002
Transfer Reserve	104,090	104,090
<b>Total Expense</b>	<b><u>\$1,180,844</u></b>	<b><u>\$1,252,400</u></b>

**Net Ordinary Income**\$104,127 \$0

Other Income/Expense

HOA Improvements Excess 81,520 0**Net Other Income/Expense** \$81,520 0**Net Income** \$22,607 0**Balance Sheet****Assets**

<b>Current Assets</b>	
Total Checking and Saving	593,267
Total Accounts receivable	23,881
Total Other Current Assets	18,935
<b>Total Current Assets</b>	<b>\$636,083</b>
<b>Total Fixed Assets</b>	<b>\$3,387</b>
<b>Total Assets</b>	<b><u>\$639,470</u></b>

**Liabilities & Equity**

Accounts Payable	644
Payroll Liabilities	3,857
Income Tax	825
Unit Owners Advance Payments	54,668
HOA Deferred Improvements	136,184
<b>Total Liabilities</b>	<b><u>\$196,178</u></b>

**Equity**

Reserves	304,824
Retained Earnings	115,862
Net Income	22,607
<b>Total Equity</b>	<b>443,293</b>

**Total Liabilities & Equity** \$639,471See the HOA website for additional info— [www.stjamesgolfclubhoa.com](http://www.stjamesgolfclubhoa.com)



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# COMMUNITY NOTES

## 2009 Annual Board of Directors Elections

The Annual Meeting and Election of seven (7) members for the Board of Directors of the St. James Golf Club HOA will be held on Wednesday, March 11, 2009 at 7:00 P.M. Ballots were mailed on or about February 4, 2009.

The meeting will be held at the HOA Club House. Doors will be open from 6:00 P.M. to 7:00 P.M. for those who wish to bring their ballots and proxy, however, even if you plan to attend the Annual Meeting everyone is encouraged to mail the ballots and proxy. The white return envelope must be received by March 10, 2009 to be in time for the Annual Meeting.

This year 11 candidates have applied for the 7 seats on the Board of Directors. To reach a quorum of at least 210 (30%) of all association members must be present in person or by proxy at the meeting in order for the election to be conducted.

We need your vote and proxy. Please help make your Annual Meeting a success.

### DECLARED CANDIDATES FOR 2009 BOARD ELECTION

- Pod A**     **Gail Logan – 435 Canterbury Ct**
- Pod B:**     **Robert Coleman - 509 Waverly Cir**
- Pod C**     **Lenny Lea - 711 Stanford Ln.**  
**Donald McNally - 625 Stanford Ln**
- Pod D**     **LeRoy E. Hoff - 506 NW Dover Ct**  
**Ron Eliasek – 449 Dover Ct**  
**Chris Dugan – 454 Dover Ct**
- Pod E**     **Milton Persaud – 398 NW Sheffield Cir**
- Pod F**     **Gus Daal - 375 NW Stratford Ln**
- At Large**     **Chris Dugan – 454 Dover Ct**  
**Harvey Engel – 613 Stanford Ln**  
**David Stefano – 507 Dover Ct**

### Native Control Schedule Update

Due to the extreme cold weather conditions we have just encountered, certain trees, palms and shrubbery may experience severe leaf loss, even to the point of all. Also, certain grasses and weeds are going to have a very dry and dead looking appearance. This is all normal during freezing conditions. Once the warmer weather and rain have returned, most will recover within sixty days. Some replacement may be necessary.

Fertilization for the month of January has been completed. Unfortunately until we get warmer weather and rain, we will not see the results we expected with these conditions. The fertilizer we use is granular and time released. As the warm weather and rain returns the fertilizer will be released and it will green up.

During the month of January, Native Control addressed broad leaf weed control in the turf (ie. dollar weed, clover, etc.). This process usually takes about ten to fourteen days after treatment before you start to see results of them dying.

If you have any questions or concerns, please feel free to contact Native Control through use of the work order system located at the clubhouse.

### MEET THE CANDIDATES NIGHT!

On Wednesday evening, February 18, 2009 from 7:00 P.M. to 9:00 P.M. the Election Committee will host a *Meet the Candidates Night* at the HOA Clubhouse.

All residents are invited to attend to ask questions of the candidates. Refreshments will be served.

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# COMMUNITY PATROL

## CONTROLLED BURN SCHEDULED

The HOA has arranged for a controlled burn of our preserves. The Florida Division of Forestry is scheduling a team of experts to do the controlled burn, probably in February 2009. If conditions are not right, for example, if there were to be drought conditions or heavy rains or high winds at the expected time of the proposed burn, the burn would have to be rescheduled. This controlled burn will be done under a mitigation grant of the Florida Division of Forestry. Therefore, it will not cost the HOA.

To our knowledge, the preserves have never had a controlled burn and currently represent a fire hazard. Both Ken Gioeli, Natural Resource Agent for St Lucie County and the Univ. of Florida, and Aquatic Systems, the firm managing the lakes and preserves, advised that the HOA undertake a controlled burn because of the amount of dried leaves, branches, dead trees and shrubs in the preserves.

Be aware that there will be smoke from the burn that will last into the night and that the burned area will smolder for a couple of days. You may want to take precautions to avoid the smoke. The problem of smoke is expected to be concentrated in the HOA's southern areas with limited smoke problems in the northern areas.

When a specific date is know, more information will be made available on the gate entrance sign and the HOA website; please check [www.stjamesgolfclubhoa.com](http://www.stjamesgolfclubhoa.com) and then click on Bulletin Board.the animal.

### Just a note from the Violation Committee –

Proper procedure for violation notification:

Fill out Action Request form in the HOA office.

Download Action Request form from SJGC website.

Use the "Contact Us" button on SJGC website.

Please do not call the office. Thank You.



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## UN-LOCKED CAR DOORS

The most common burglaries in Port St. Lucie, and sadly, here in St. James, are the result of car doors left un-locked and valuables left in plain sight. Several reverse 911 calls have gone out in recent weeks from the Port St. Lucie Police Department, warning of these occurrences.

Still, garage doors are left open, and cars left un-locked.

It is an easy target for those who would look for such opportunities. It happens in our community quit often.

Be vigilant, and **DO NOT HESITATE TO DIAL 911** for Police assistance should you notice suspicious activity. No call is deemed frivolous by the Department.

The  
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**Ron Albert**  
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# Social Club News

## 2009 Social Events

Hello St James!! Are you new to the community? Want to meet your neighbors? Have a little fun? Come out to any of these events and you will do just that! Also, if you have ideas we would love to hear them! Laugh and have fun with us!

### Twisted Happy Hours

St.James Golf Club 4-9 pm

- \*Friday, Feb 13th-Valentine's Special
- \*Friday, March 13th-Irish Whiskey
- \*Friday, April 10th - Eggstra Specials
- \*Friday, May 8th- Margaritas!!
- \*Friday, June 12th -Hurricanes
- \*Friday, July 10th -Something w/ Rum!

### Texas Hold'em Poker

Clubhouse, \$25 buy in. Open to all, will teach the game if you don't know it!

- \*Friday, January 16th
- \*Friday, April 17th
- \*Friday, July 17th
- \*Friday, October 16th

**Mix n Mingles:** Potluck get togethers to have fun and meet new friends. Stayed tuned for dates, times and different themes!

**Kids Trading Card Hour:** Do you know any kids that collect or trade cards like Pokemon, Yu-Gi-Oh or Bakugan? The 4th Sunday of every month, starting January 25th, 4:00 @ the clubhouse, we are going to start trading! Call 871-8908 with questions or info.

**Children's Easter Party Sat April 4th:** Includes crafts, breakfast, egg hunts and photo ops with the Easter Bunny!

**In the works:** Memorial Day picnic, (Sun. May 24th), St. James Golf Tourney and the Kids Holiday Party. Details revealed at a later date!

**Is there an interest for:** A Luau? A before school starts kids event? A St James Softball team? A casino night? A Kentucky Derby Party? Please call with ideas or an interest in any of these things! Bobbi (772) 260-9348 or Carolyn (772) 871-8908

### CONGRATULATIONS COACH LEATHERWOOD

The National Junior College Athletic Men's Basketball Association has announced that St. James resident, Mike Leatherwood, will be a 2009 inductee into it's Hall of Fame. He's to be inducted March 17th in Hutchinson, Kansas.

Arriving at what was then Indian River Community College in 1970 at age 22, Mike was the youngest head basketball coach among the nation's junior colleges. Thirty -six years later and still coaching, he has won more basketball games than any other junior college coach in Florida history.


Under Coach Leatherwood, the now-named Indian River State college, has made 20 state tournament appearances, won 13 Southern Conference and 11 conference titles, two regional championship appearances and one state title. He has coached 84 all-conference, 28 all-state and 5 All-America players.

And the former University of Florida star is still winning. On January 24th, he recorded his 700th victory. So it was only a matter of time until Mike claimed his most recent honor.

In a recent interview Coach Leatherwood said, " A lot of times this kind of award goes out to coaches after they have retired. It's quite an honor"

St. James is honored to call him "neighbor".

**UPDATE: There is a Kentucky Derby Party scheduled for Saturday May 2nd. So Get your hats ready!!**



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## COMMUNITY BULLETIN BOARD

Calling All Red Hats! A new Hoot coming real soon . Call Norma Santini - (772) 344-4977 for more information

LADIES BRIDGE GROUP : Anyone interested in starting or joining a social ladies bridge group, please call Ellen Lagala 336-1878

Anyone interested in an experienced Thursday night mah jongg game please contact  
Sue Widisky at 878 1877.

### HOA OFFICE HOURS

Office Hours are M-F 9 AM to 12 PM and 2:30 PM to 4:30 PM. and Sat 9 AM to 11 AM. Our HOA Office Administrator is Marianne Bean.

**Have an activity, hobby or other interest that you would like to share with your fellow homeowners?  
Is there some club or regular event that you would like to see promoted in this newsletter? you have something to say to the community at large?**

If so, send the details to: [sjhoanews@gmail.com](mailto:sjhoanews@gmail.com).

### St James Book Club

The St James HOA book club usually meets on the fourth Tuesday of the month at 1:30 pm in the clubhouse. We discuss books selected by our members at prior meetings.



The books that we will be discussing at the upcoming meeting include:

January 27 Prodigal Summer by Barbara Kingsolver

February 24 Cane River by Lalita Tademy

March 24 Pillars Of The Earth by Ken Follet

Please think about other books you would like to read.. Maybe we can create a list for a year.

Good reading !!!!

## Activities Corner



### AQUA DIVA'S

Water Aerobics begins 9 a.m.  
- 10 a.m.

Monday through Saturday.  
you do not have to know how to swim..everyone goes at their own pace from beginners to advanced.. Open to all residents.

### Sweating to the Oldies

Every MONDAY 12-1 at the Clubhouse

Join us and have some fun while exercising to Richard Simmons sweating to the oldies...if you have other fun exercise tapes bring them so we can try those too... Please call Ginny for more Info 873-6777



Ladies Bunco :Meets the first Wednesday of every month at 7pm at the clubhouse. This is a very easy dice game.

Come and join the fun!



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- \*CALL For FREE TRADE/VENDOR GUIDES FOR HOME REPAIRS/IMPROVEMENTS FOR 2009
- \*3 HOMES SOLD BY 1/12/09- I CAN SELL YOURS
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OR CALL ME AT 772-834-8678

# Mailing Information

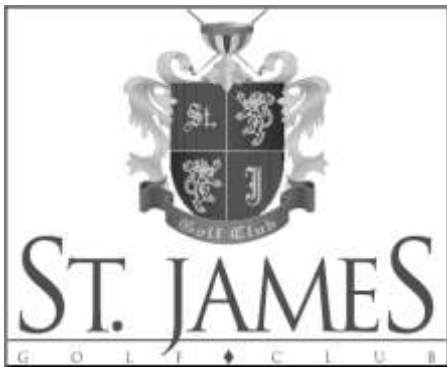
**SAINT JAMES GOLF CLUB HOA**  
5601 NW Saint James Blvd  
Port Saint Lucie, FL. 34983

Phone: 772-335-7155

Fax: 772-344-0818

Email: [stjamesgchoa@bellsouth.net](mailto:stjamesgchoa@bellsouth.net)

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# TO:

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OR CURRENT RESIDENT

## St. James



## Golf Club

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This newsletter is written to benefit the residents of our community. While we think the newsletters have covered information that is important to homeowners, it would be helpful if residents provided feedback to us. If there are issues that you would like to see covered or issues that you feel receive too much attention please let us know by calling the HOA office or e-mail us at [sjhoanews@gmail.com](mailto:sjhoanews@gmail.com).

We also need volunteers to assist us in writing articles, design, and publishing our newsletter. We want to make this meaningful, valuable, and readable, and pay for itself. If you know of anyone who would like to advertise in our newsletter please have them contact Bob Burke or Larry Cordisco through the HOA office at 772-335-7155 or e-mail at [sjhoanews@gmail.com](mailto:sjhoanews@gmail.com).

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