

Saint James Golf Club HOA



St. James HOA Newsletter

1st Quarter, 2011

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 3rd 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: Gail Logan
- VP: Leroy Hoff
- Secy: David Stefano
- Treasurer: Robert Coleman
- Member: Bob Evans
- Member: Gus Daal
- Member: Marvin Ott

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FROM YOUR HOA PRESIDENT

Hello Homeowners-

It is our election time again! It seems like we just got the Board seated and we are at it again. Please be sure to fill out your ballot paperwork when it arrives shortly.

Let me take the chance to thank the members of the Board for all their time and effort during the last year. The Finance Committee and the Maintenance Committees have steered us continually in the right direction; the Welcome Committee gets all our new residents on the "right" foot, giving them the info on the neighborhood, local businesses and amenities; the Social Committee hard at work to keep all ages busy with various activities while working diligently to raise the notch each year. Thanks to you all. Our committees would welcome and need new volunteers if any of you wish to give of your time.

The weather has definitely taken its toll on our landscaping. Hewlett Chemical did their treatment the beginning of January trying to work hard on our weeds so in the spring, when it finally gets warm, just the grass will be growing. Austin Outdoor is keeping the trimming to a minimum in order to keep our plants safe from the cold weather.

Our lawsuit with the developer is dragging on. Efforts to negotiate during

mediation ended at an impasse. Another date for mediation is forthcoming.

Our gatehouse is getting a long needed facelift with an updated color palette. What a great new look for our community.

I truly believe that St. James is the best community to live in and we work hard to keep it that way. It has been my pleasure to act as your President again this year and look forward to working with you again next year. Thanks for all your support.

Gail Logan

HOA President

Get your Pencils ready.

It is time to Vote!

Annual Meeting set for
March 9, 2011
(see details on P. 3)

St. James Golf Club HOA - 2010 Financials

January through Dec 2010

As of December 31, 2010
(unaudited)**Profit & Loss**

	Jan-Dec '10 Actual	YTD Budget Jan-Dec
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Ordinary Income/ Expense

Assessments	\$1,247,400	\$1,247,400
Capital Contributions	0	0
Late Fees	7,653	0
Fine Fee Income	3,000	0
Interest Income	314	0
Homeowner Publications	3,955	0
Applications & Sales Fees	7,745	0
Gate Opener	4,645	0
Rental Income	9,618	0
Misc. Income	6,451	20,000
Total Income	\$1,290,781	1,267,400

Expense

Administration	\$136,118	\$147,400
Maintenance & Repair-General	55,915	64,000
Insurance	18,997	28,895
Grounds, Landscape & Irrigation	375,933	435,719
Lakes & Fountains	30,412	34,400
Clubhouse Operations	44,402	52,047
Utilities	352,560	358,907
Misc-Contingency	19,326	27,600
Transfer Reserve	118,432	118,432
Assoc Owed Unit Expense	12,242	0

Total Expense	\$1,164,237	\$1,267,400
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Net Ordinary Income	\$126,544	\$0
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Other Income/Expense		
HOA Improvements Inc	14,598	0
Net Other Income/Expense	14,598	0

Net Income	\$141,142	\$0
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Balance Sheet**Assets**

Current Assets	
Total Checking and Saving	870,136
Total Accounts receivable	85,869
Total Other Current Assets	12,147
Total Current Assets	\$968,152
Total Fixed Assets	
	0
Total Assets	\$968,152

Liabilities & Equity

Accounts Payable	-334
Payroll Liabilities	1,941
Accrued Expenses	4,907
Income Tax	373
Unit Owners Advance Payments	39,974
Deferred HOA Improvements	98,014
Total Liabilities	147,884

Equity

Reserves	522,212
Retained Earnings	157,252
Net Income	141,140

Total Equity	\$820,604
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Total Liabilities & Equity	\$968,154
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See the HOA website for additional info— www.stjamesgolfclubhoa.com

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Jcn7724@bellsouth.net

COMMUNITY NOTES

Candidates for Director

- Pod A: Gail Logan – 435 NW Canterbury Ct.
gaillogan13@bellsouth.net
George maher – 410 NW Canterbury Ct.
1mar@msn.com
- Pod B. Robert Coleman - 509 NW Waverly Cir
marsancol@aol.com
- Pod C Marvin Ott – 649 NW Stanford Ln.
marvho7@aol.com
- Pod D LeRoy E. Hoff - 506 NW Dover Ct
hoffgl@aol.com
- Pod E NONE
- Pod F. Enrico Martino – 329 NW Sommerset Cr.
emartino59@lifestream.net
- At Large-Joseph Maffucci – 492 NW Dover Ct.
jfooch@hotmail.com
- James Villandry – 828 NW Rutherford Ct.
villian863@aol.com

Watch for the date of the Meet the Candidates Night

Pat yourself on the back, St James Homeowners. To-date we have donated over 26 boxes of used books to veteran's hospitals.

These book come from the overage that accumulates in our club house library. Keep up the good work.

2011 Annual Board of Directors Elections

All lot owners should receive the second notice of the 2011 Annual Board Meeting and Election of Directors, ballots and proxies on or about February 4 2011. Extra copies are available at the HOA office or by calling 772-344-0219.

Ballots and proxies should be mailed on or about February 1, 2011. The Annual Meeting and Election of Directors will be held on March 9, 2011. Even if you do not wish to vote, please return the proxy. A minimum of 210 lot owners must submit valid signed proxies or be present at the meeting for a quorum. The proxy is needed so the secretary can act for you as if you were present at the meeting. Be sure to check one of the three (3) options, date, sign, and print your name and St. James address on the proxy.

This year the St Lucie County Board of Elections will be conducting the election of the HOA officers. All Ballots should be mailed to the SLC County Board of Elections in the pre-addressed postage paid envelope provided. Be sure to include your completed and signed proxy or your vote can not be counted.

There are (7) vacancies on the Board of Directors and 8 Candidates have applied for seats on the Board.

Your 2011 Election Committee

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COMMUNITY PATROL

COMMUNITY PATROL

Six year veteran, Linda Ollmann of 560 Waverly Circle has announced her retirement from the St. Lucie North Community Patrol Unit.

Linda served with dedication and professionalism and she will be missed by all.

The City of Port St. Lucie, the men and women of the PSLPD, and members of St. Lucie North wish her well, and thanks you for your long time service.

Bob Coleman, Cpt.

Members of the St. Lucie North Patrol have completed their duties for 2010.

In the final report to the PSL PD, hours volunteered totaled 1,312. With the cut backs in the Police Department, these hours became even more important than ever before.

HOA Phone Book Coming Out Soon!

A new HOA Phone book is in the works. If you are new to St James or have changed your info since the last book please get your updates to the HOA office.

We need your correct name, address and telephone number and we need it fast!

Please respond, on or before February 15th.

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Are You As Happy Today As You Were The Day You Moved To St. James?

We remember the day vividly! We waited months for the completion of our home in "paradise." Wow! What a great community: safe, secure, beautiful grounds, lakes, preserves, golf course, clubhouse, pool. We were ecstatic. We bet you felt the same.

Now, time is taking its toll, as it were. As our community ages, wear and tear are showing up in many areas. The Board, while doing its best to accomplish the correction of a number of issues, cannot do it without the help of the homeowners. You and I, all of us who live here, must give some thought to pulling together and doing our share to maintain our community and our property values.

The Board needs the support and help from the entire community through participation. It is that time of year where we must find, and vote for, representatives who will work hard for us and address our concerns. We need volunteers to run for office, work on different committees and bring new ideas to help us grow and maintain our investment. Please get involved. Your vote is important. As Vince Lombardi said, "People

who work together will win, whether it be against complex football defense, or the problems of modern society." WE NEED YOU! We want all residents to take pride in our/their community. Let's work together and have a common goal to support the St. James Golf Community.

There is a group that is working for the success of the election, will support the elected Board, and will work together with all interested neighbors to have a community that we are proud to live in. Can we count on you to help? Participation equals success. **GET ON BOARD AND CONTACT US. DO IT NOW!**

Concerned Residents Committee:

Bill Molle 772-871-0420

Joe Maffucci 772-336-5422 jfooch@hotmail.com

Janet Maffucci 772-336-5422 mrs_jfooch@yahoo.com

Gerry Hoff 772-343-7223 hoffgl@aol.com

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Fort Pierce, FL 34947

daniel.noelke@fbic.com

Welcome Committee Update

January 2011

The Welcome Committee & Board of Directors Welcomes New Homeowners:

- | | |
|--------------------------------|------------------------|
| 1. Thomas & Sandy Davis | 382 NW Stratford Lane |
| 2. Carol Koch & Tony Sikorski | 813 NW Rutherford Ct. |
| 3. James & Madeline DeRentiis | 373 NW Stratford Lane |
| 4. Jin Choi & Young Lee | 395 NW Sheffield Cr. |
| 5. Michael Charles Brantley | 822 NW Greenwich Ct. |
| 6. Michael & Dawn Morrissey | 695 NW Stanford Lane |
| 7. Christopher & Lillian Rojas | 390 NW Stratford Lane |
| 8. Joseph & Patricia Florio | 304 NW Binghampton Ct. |
| 9. Frank & Joyce Aversa | 407 NW Canterbury Ct. |

The Committee meets once a month to prepare Welcome Baskets and schedule the presentation to New Homeowners. Local vendor information packets and Use Restrictions are available at the Association Office for Homeowners and Renters.

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Letter from the Pro



Dear Residents,

We are having a very active season this year. We have just completed the Tournament for Breast Cancer Research and have our Member Guest and Treasure Coast Hospice Tournaments on deck. Sign up soon as space is limited.



If you need help with your game, take advantage of our Clinics held on Wednesday & Saturday Mornings. Clinics are \$10 for St. James Residents & \$15 for Outside Guests. Private Instruction is available at \$40 per/hr up to 3 students.

As always, please contact our friendly Staff for all of your Golfing needs .

Yours truly,

Chris Cunniffe, Golf Professional,
St. James Golf Club
(772) 336-4653

Upcoming Golf Tournaments

St James Golf Club Member Guest Tournament

Thurs & Fri—March 24 & 25

9 am Shotgun start

\$200 per 2 person team—Includes 2 rounds of Golf—lunch both Days and a Final Party on Friday night the 25th where you will have plenty of food, prizes and music on the patio.

Sign up at the Pro Shop.

Treasure Coast Hospice 2nd Annual Golf Tournament

Thursday, April 14, 2011

1 pm Shotgun start

Members \$50/ Non-members \$75
Includes Lunch, Lots of Prizes & Fun

Contact Chet Daubert (772) 873-1420
or Dick Smith (772)340-3641



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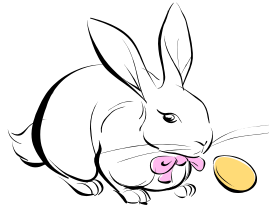
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Social Club News

Social Club Update

The Social Club would like to thank everyone who helped decorate the clubhouse, gatehouse and surroundings for the Holidays. It was beautiful. The clubhouse decorations were enjoyed during the **Holiday Mix and Mingle** as well as the **Children's Christmas Party**.



There is a St. Patrick's Day Mix & Mingle with a tentative date of March 18. This Mix & Mingle needs a lead person. It is very easy to do. Please call Debbie Holt to volunteer. 344-6493.

The Children's Easter Party with the Bunny has a tentative date of April 9 — Watch for Details"

Ideas and suggestions for events are always welcome.

HOLIDAY DECORATING WINNERS

The St. James Community glistened with bright lights and festive decorations, making the selection of winners in each category very difficult. After 2 hours of viewing and judging, the following winners were notified, signs placed on their lawns and gift certificates awarded.

KIDS THEME.....ERRICO FAMILY, 346 SHEFFIELD CIRCLE
 MOST COLORFUL..MAHER FAMILY, 410 CANTERBURY CT.
 MOST ELEGANT....NILLES FAMILY, 404 LYNDHURST CT.
 TRADITIONAL.....BIESCHKE FAMILY, 568 WAVERLY CIRCLE

Congratulations !! And thanks to all who participated.

Judges: Peg DeBiasi, Bobbie Greenhut, Barbara Griffin, Bob Coleman, Chairlady: Shirley Nemetz

Bocce is here!

There will be a meeting on Wednesday February 9th at 7:00 pm at the HOA clubhouse to discuss formation of a Bocce League. All are welcome!

Poker is Back!

The next Poker night will be on Friday February 11 at 7:30 pm.



Come out and profit from your card playing skills and maybe a bit of luck.

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COMMUNITY BULLETIN BOARD

Attention!! - Attention!! - Attention!!

" ALL FORMER RED HATTERS "

Red hat international has increased our annual dues from \$2.00 per year to \$20.00 which i think is unreasonable. We do not get anything for that fee. I am suggesting we gather together and make another name for ourselves. We had a great group of Ladies, and had lots and lots of fun.. I am planning a "sack lunch" on Tuesday, February 8, 2011,@ 12:30 at the club house.to discuss your thoughts and ideas. Please give me a call - Norma Santini -344-4977 or my cell: 585-727-1176

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?

If so, send the details to:

sjhoanews@gmail.com.

Activities Corner

AQUA DIVA'S



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

Monday through Friday.

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

St. James Book Club

The St. James Book Club is open to all interested residents. We meet the fourth Tuesday of each month at 1:30 PM in the clubhouse. Upcoming reads include the following:



The Elegance of the Hedgehog by Muriel Barbery - February 22nd

Cutting for Stone by Abraham Verghese - March 22nd

Winter Garden by Kristin Hannah - April 26th

Join us! Paula Eliasek

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!

Social Bridge, Every Monday, 1 - 4 PM at the Clubhouse. All welcome! Please call Ellen Lagala 336-1878, for further information.'

HOA WINTER Office Hours

Monday to Thursday 9:00 AM to 4 PM

Friday 9:00 AM to 1:00 PM

Lunch, Monday thru Thurs 12:00 PM to 2:00 PM

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Mailing Information

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TO:

OR CURRENT RESIDENT

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.

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 772-344-0219 or e-mail at

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