

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting April 17, 2019

On April 17, 2019, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Tru Hall. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present except Marvin Ott. Tru Hall was present via phone until his arrival at 7:30 pm.

A Motion was made by Gail Logan and seconded by Larry Cordisco to accept the minutes from the HOA Meeting of March 20, 2019. Motion carried, all Board Members present approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report as follows: Four (4) Homeowners with past due HOA fees, One (1) Homeowner in bankruptcy; One (1) in Collections; One (1) foreclosure; Ten (10) properties with liens and One (1) on a payment plan.

A Motion was made by Bob Coleman and seconded by Larry Cordisco to accept the Treasurer's Report. Motion carried; all Board Members present approved.

A Motion was made by Bob Coleman and seconded by Gail Logan to allow the Homeowner at 410 NW Sheffield, who is in arrears of Two Thousand, Eight Hundred Dollars (\$2,800) for HOA dues and some Attorney's fees, to pay One Thousand, Seven Hundred Fifty-Five Dollars (\$1, 755) by April 30, 2019 and the balance in two (2) installments; one by May 30, 2019 and one by June 30, 2019 (money orders or bank checks only). Motion carried; all Board Members present approved.

Maintenance Committee - Marvin Ott

In Marvin Ott's absence, Bob Coleman reported that the electrical power failure is still being researched for cause. The wire that ran under the porch of the fitness center has been rerouted around the fitness center to the clubhouse from a new pull box at the rear of the Fitness Center. After a test, it was determined that the problem still existed so the current wire will be replaced.

Other items completed/or in progress are as follows: Stratford 2-wire irrigation system has been completed; a new sound suppression box was built and installed on the lake bubbler compressor on Dover; a list for Street repairs and drain cleaning for 2019 is being assembled for quotations by mid-year; a 2-wire irrigation system equipment for Sheffield has been ordered and the project will be scheduled and started when equipment is delivered; two replacement 32 gallon steel trash receptacles have been ordered; although we have quotations for painting the FPL light poles, there are still questions about FPL painting them. (Mike Coggins has agreed to check into this with FPL for next month's meeting); two main-line irrigation leaks were repaired in the area in the back of Waverly. Because this area needs to be filled with soil raked, and sod replaced. There is a quotation for \$2,200 to make this repair. Includes 3 pallets of sod and fill wheel borrowed to the site and placing as required.

Planned: The 2-wire irrigation system for Dover in late 2019.

Landscaping Committee – Karen Goodman

Karen Goodman reported that there seems to be growth of 'dollar weed' which could be caused from excessive water due to our recent rains and as a result, we may have to decrease our watering schedule.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Aquatic Systems quote for clean out of the preserves on our side only is \$10,138.00 including a \$5,000 deposit within 2 weeks of starting this work. After discussion, this item was tabled until next Board meeting.

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

John Burd reported as a result of a Hearing on April 1, 2019 regarding a mailbox at 430 NW Canterbury, a **Motion was made by Gail Logan and seconded by Bob Coleman to send a letter to the Attorney for the collection of a \$2,000 fine from this Homeowner by April 30, 2019. Motion carried; all Board Members present approved.**

Architectural Committee – Karen Goodman

Karen Goodman addressed the problem that homeowners are having in matching up roof tiles when they need to be replaced. A Homeowner spoke of possible resources to find best matching tiles. Karen will research this item and come up with a solution and a color chart with samples to help homeowners with this problem. Karen also reported that the Architectural Control Committee had requests as follows: as of April 17, 2019, there were a total of 11 (since last Board Meeting) requests (4 for landscaping, 5 for structural changes, 2 for exterior painting): 7 were approved and 4 are on hold.

Safety & Security Committee – John Burd

John Burd stated that garbage cans are still being outside homes. John also advised all present to keep their cars locked when parking outside.

Communications Committee – Bob Evans

Bob Evans stated that due to problems homeowners are having with gate entry, a committee is looking at several companies to come up with an acceptable solution.

Bob also informed everyone of a change that Hotwire has made to our ‘On Demand’ channels and asked for input from all present, their ideas for the best way to communicate information to all Homeowners.

Old Business

Tru Hall indicated that Board Members will be looking at the list of companies we use consistently for Insurance and lake cleanout to determine if we should price shop for any of these items.

Tru also discussed the lack of parking policies for overnight and extended parking in the HOA lot and that we need to write a policy, indicating that a 1-night overnight parking will be allowed for extenuating circumstances concerning Homeowners.

New Business

Lynda Pratt presented a proposal for the Cleaning of the Clubhouse and Fitness Center. After three (3) bids were received and recommendations made, a **Motion was made by Tru Hall and seconded by Karen Goodman to contract with ‘Made For Cleaning’ (M4C) at a total yearly cost of up to Twenty-Three Thousand Dollars (\$23,000) per year, also to include bathroom cleaning only in both facilities on the weekends. Motion carried; all Board Members approved.**

Homeowner Concerns:

Sally Santilli, our Social Club Chairperson, announced that she had collected the 200 pounds of recyclable plastic that it takes to recycle into a bench for children. She will resume her collections in the fall. Sally also

announced that the children's Easter Party was a success and the upcoming Memorial Day Picnic will be held on Sunday, May 26, 2019. After Sally made a request, a **Motion was made by Michael Coggins and seconded by Tru Hall to allow a Bulletin Board to be installed in the card room.**

After a question regarding a schedule for mowing and trimming by the lawn company, Tru announced that he will have a meeting in the coming weeks with the lawn company to obtain their schedule.

A Motion was made by Gail Logan and seconded by Bob Coleman to adjourn the meeting at 8:40 PM. Motion carried; all Board Members present approved.

The HOA Annual meeting will be May 15, 2019.

Respectfully submitted
Jane Cordisco