

**St James Golf Club Homeowners Association, Inc.**  
**Board of Directors Meeting February 19, 2020**

On February 19, 2020 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 Gail Logan.

**A Motion was made by Larry Cordisco and seconded by Karen Goodman to accept the minutes from the HOA Meeting of January 15, 2020. Motion carried; all Board Members present approved.**

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented Board Members with financial information as of January 31, 2020, indicating that we owe no taxes to the IRS for 2019 and to date. Bob also mentioned that he had sent out 37 late notices; a portion of the 86 homeowners who have not paid their HOA dues for this quarter. **A Motion was made by Karen Goodman and seconded by Lynda Pratt to accept the report as presented. Motion carried; all Board Members present approved.**

Maintenance Committee - Marvin Ott

Marvin Ott reported on the following items:

- The new pool drainage and deck resurfacing under the clubhouse overhang is complete.
- The 2-wire irrigation system excavation and installation of the pipe and wire on Dover is complete. Connection of the valves and de-coders for the south side is complete and operational. The North side will be completed in February.
- Permanent crossing lines/stripping has been completed; the sealing and striping at front entrance will be completed next week.
- the raised brick pavers at the front pond bench have been repaired.
- Preserve boundary markers are to be installed as time allows.
- Costs for the 2-wire irrigation system for Stanford and the common areas are currently being developed for Board approval in March. This will conclude the installation of the 2-wire system.
- Quotes are being obtained for the addition of concrete planters for the front of the 'court' area. These will be available for the March Board meeting.
- A request was made by some homeowners to furnish a scale for our exercise facility. Since the cost for this item is under \$200, Tru Hall approved this purchase.
- There has been a request for the evaluation of our basketball/tennis courts for refurbishment. This will be done on February 27, 2020.

**A Motion was made by Marvin Ott and seconded by Karen Goodman to proceed with an expenditure of \$7,400.00 for 6 Umbrella Chairs with Tables. Motion carried; all Board Members present accepted.**

**A Motion was made by Karen Goodman and seconded by Larry Cordisco, to spend \$3,400 to paint the FPL light poles. However, after discussion, it was decided to delay this item until the painting is needed.**

**A Motion was made by Marvin Ott and seconded by Bob Coleman to hire Tri-Brothers to trim the common area Oak trees at a cost of \$3,600 (\$50 per tree). Motion carried; all Board Members present accepted.**

Tru announced that there will be an open forum for the discussion of the expansion of the Florida Turnpike, making 3 lanes, north and south from Indiantown Rd to Okeechobee Rd. This will take place on February 27<sup>th</sup> at Indian River State College from 5:30 PM – 7:30 PM and on March 5<sup>th</sup> at the Civic Center from 5:30 PM – 7:30 PM.

#### Landscaping/Common Area Improvements – Marvin Ott

Marvin Ott announced that Brightview will be doing ‘hard trimming’ and trimming crepe myrtles.

Karen presented the Board with a proposal for beautification of our entrance and an area past the bridge, making a Motion to spend \$4,055 for initial plantings at entrance and making a garden area just past the bridge and a yearly cost of \$6,305 to maintain the annuals. Tru Hall seconded this motion. However, after discussion with other Board Members and Homeowners, Tru withdrew his 2<sup>nd</sup> of this Motion and proposed this item be tabled until the next Board Meeting.

#### Lakes & Preserves – Clem Lagala

No report this month in Clem Lagala’s absence. However, several comments from Homeowners indicated that some homeowners were tossing cuttings in preserve areas, putting us at risk of getting fined by the State as it is an offence to misuse preserve areas.

#### Restrictions & Covenants & Hearing Committee – John Burd

John Burd reported that a loud, speeding motorcycle is no longer in the community so that violation had been abated.

There are Hearing meetings scheduled for March 2<sup>nd</sup> and April 6<sup>th</sup>.

#### Safety & Security – John Burd

John Burd talked about speeders and what can be done to slow them down. John suggested sign that shows the speed of passing cars. The cost he quoted was \$3,000.

#### Covenants Change Committee – John Burd & Karen Goodman

John announced that our new Rental Policy will take effect on May 1, 2020. He also asked permission from the Board to send to the Attorney, a proposal of costs to the applicants for their approval. This proposal would be \$50 for US residents and \$100 for Canadian residents to make application for rental in our community.

A letter will go out to all homeowners regarding the changes to our Covenants, indicating that we had 50% + 1 to change this Covenant and that it will be enforced as of May 1, 2020.

John also announced that our Annual Meeting will take place on March 11, 2020

**A Motion was made by Karen Goodman and seconded by Larry Cordisco to change the application fee for new residents to \$150 (from \$100); this amount to be non-refundable. Motion carried; all Board Members present accepted.**

Architectural Committee – Karen Goodman

Karen Goodman reported that as of February 19, 2020 the Architectural Control Committee had a total of 26 requests since last Board Meeting: (9 for landscaping, 10 for structural changes, 7 for exterior painting ; 21 were approved, 3 on hold and 2 to be done by our Maintenance Department. Year-to-date: 37 requests as follows: 12-landscaping; 16-structural changes and 9-exterior painting.

Communications Committee – Bob Evans

Bob Evans reported that our gate will remain up until the testing of the new system is complete.

Website Conversion (Bob Evans): **A Motion was made by Tru Hall and seconded by Lynda Pratt to hire Ron Goodman to update our website at a cost of \$6,000. Motion carried; all Board Members present accepted, with Karen Goodman abstaining.**

**New Business**

- Tru Hall announced our upcoming Community Garage Sale and the date decided upon is March 14, 2020.
- Since Pickleball is becoming a more popular sport, Tru asked if the Board had any objection to placing a locked storage bin in the court area for the equipment for this game. There was no objection.
- Golf Course vandalism needs to be handled by the Golf Course by calling 911.
- Clubhouse Rentals should have a policy to clearly define items that could cause safety concerns.
- Homeowners who need to replace roof tiles must find similar tiles and/or have them painted to match the rest of their roof.

Homeowner Concerns:

A Homeowner asked if we could have Mark Hecht build a cabinet for our Library for extra storage at a cost of \$200. Tru Hall approved this.

A Homeowner expressed her concern with the use of Roundup on our green areas. This is the product most companies use.

A Homeowner would like to see our sidewalks pressure washed as the mold and rust make them slippery when wet.

Tru announced that we need volunteers on our Welcome Committee.

At 9:00 PM, a **Motion was made by Tru Hall and seconded by Larry Cordisco to adjourn the meeting. Motion carried; all Board Members present approved.**

The next Board meeting will be on March 18, 2020.

Respectfully submitted  
Jane Cordisco