

**St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting February 20, 2019**

On **February 20, 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, Bob Coleman via phone.

A Motion was made by Karen Goodman and seconded by Larry Cordisco to accept the minutes from the HOA Meeting of January 16, 2019. Motion carried, all Board Members approved.

Treasurer's Report/Finance Committee – Bob Coleman

Gail Logan presented the Treasurer's Report as follows: Sixty-Five (65) Homeowners with past due HOA fees, One (1) Homeowner in bankruptcy; Three (3) in Collections; One (1) foreclosure; Eleven (11) properties with liens and Two (2) on payment plans. **A Motion was made by Gail Logan and seconded by Jack Albright to accept the Treasurer's Report. Motion carried; all Board Members approved.**

Maintenance Committee - Marvin Ott

Marvin Ott reported the following items completed or in process: Two major leaks in the Waverly irrigation main line were repaired during the month; a new volleyball net was installed; tot lot mulch was delivered and spread; Stratford 2-wire irrigation system should be completed by March; the clubhouse front entrance light was cleaned; the installation of the clubhouse shutters has been completed; sound suppression for the lake bubbler compressor on Dover to be installed by maintenance; a list for street repairs and drain cleaning for 2019 is being assembled for quotations by mid-year; a quotation for the Sheffield 2-wire irrigation system is in process; the 2-wire irrigation system for Dover is planned for late 2019 as well as the painting of street light poles.

A Motion was made by Marvin Ott and seconded by Larry Cordisco to purchase a new cover for the call box at the main entrance gate at a cost of Nine Hundred and Two Dollars and Fifteen Cents (\$902.15). Motion carried; all Board Members approved. It was also discussed that there is no identical replacement for the current call box we use. The next generation box has a smaller, touch screen and costs approximately \$40,000. The board will begin to explore alternative visitor gate call box equipment in order to include the projected replacement costs in the 5-year budget that is being developed.

A Motion was made by Karen Goodman and seconded by Gail Logan to spend Eleven Thousand, Four Hundred Thirty-Five Dollars (\$11,435) for trees, plants and flowers removal and additions in the common areas, as proposed by Planthaven for our beautification committee. Motion carried: all Board Members approved.

Lakes & Preserves – Clem Lagala

Clem Lagala spoke briefly on the need to do a major clean out in our preserves because of possible fire hazards. An estimate was presented to Clem by Aquatic Systems for Twenty-Thousand dollars (\$20,000) but further discussion with regard to sharing these expenses with the Golf Course needs to take place. This item will be tabled until the next HOA meeting in order to secure a firm quote.

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

No report for Restrictions & Covenants Enforcement but John Burd reported that there will be a Hearing on March 4, 2019 to address an Architectural problem.

Architectural Committee – Jack Albright

Jack Albright's reported that as of February 20, 2019, there were a total of 26 requests (6 for landscaping, 11 for structural changes, 9 for exterior painting): 21 were approved, 1 is on hold, 1 is being done by Maintenance, 2 were cancelled and 1 was denied. **A Motion was made by Jack Albright and seconded by Gail Logan to deny a request by the homeowner at 804 NW Rutherford to install a door that was not acceptable according to the Architectural Control Committee Standards for the community. Motion carried; all Board Members accepted.**

Election Committee- John Burd

John reported that to date, the county's Board of Elections had received 239 ballots for our upcoming Election of Officers.

Safety & Security Committee – John Burd

John Burd informed those present that people entering our community by tailgating owners continues to be a problem resulting in the breaking of our gate. In one incident, a resident had a seizure, resulting in damage at the exit gate.

Communications Committee

Tru Hall informed homeowners present that, as stated in our agreement with Hotwire, the Hallmark channel was only included on a complementary basis in our channel line-up for a short period. Those who wish to subscribe to this channel must now pay for the next tier of service to receive this channel.

Old Business

Tru Hall informed Board Members and Homeowners present that the top three (3) items on our Homeowners' Survey Summary are: Roof cleaning on a regular basis (if pricing is right), Bulk pricing for mulch and lights on timers on sports' courts.

New Business

Tru Hall commented to all present, the HOA Board Meeting Procedures, as listed on tonight's agenda. Tru also talked about the regular parking outside the gate when people are dropping off and picking up students waiting for busses as this could be a safety issue.

Another issue to be addressed is that we need to develop procedures for special allowances for overnight parking in the main parking lot.

Tru announced our 'Volunteer of the 4th Quarter' goes to the group of loyal homeowners who decorate and take down each year the HOA holiday decorations.

A Motion was made by Tru Hall and seconded by Bob Coleman to proceed with a proposal of Three Hundred Dollars (\$150 X 2) for two (2) cabinets to store the Bocce Ball and Pickleball equipment. These cabinets are to be stored by the Maintenance Building. Motion carried; all Board Members accepted.

A Motion was made by Karen Goodman and seconded by Gail Logan to allow the gate to be open between the hours of 9:00 AM – 12 :00 PM for a Community Garage Sale on March 16, 2019. Motion carried; all Board Members accepted.

Homeowner Concerns:

- Is Royal Green spraying the driveways? Yes
- Grass is being killed by over-spray using Roundup on driveways. Fill out Action Form to address your problem.
- Roundup being used is a “cancer-causing” chemical.

A Motion was made by Gail Logan and seconded by Larry Cordisco to adjourn the meeting at 8:45 PM. Motion carried; all Board Members approved.

The HOA Annual meeting will be **March 13, 2019.**

The next regular HOA meeting will be **March 20, 2019.**

Respectfully submitted
Jane Cordisco