

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting February 21, 2018

On February 21, 2018, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Marvin Ott. After the Pledge of Allegiance and moment of silence, Roll Call was taken with Larry Cordiso and LeRoy Hoff absent.

Marvin Ott asked if there were any additions or changes to the January 17, 2018 minutes. Tru Hall requested an amendment be added to the minutes concerning a revision for the term of officers to two (2) years and review of the rental policies. Motion carried, all Board Members present accepted. Amendment has been added to the January 17, 2018 minutes.

Bob Coleman presented the Treasurer's Report indicating as of January 31, 2018 there is a net income of \$3,270. Also, there were sixty seven (67) past due accounts; two (2) in bankruptcy; one (1) foreclosures; six (6) properties with liens; one (1) HOA managed from foreclosure; two (2) on payment plans; and one(1) in collections. He also indicated that as of today there are twenty (20) past due accounts. **A motion was made by Marvin Ott and seconded by Tru Hall to accept the Treasurer's Report. Motion carried, all Board Members present accepted.**

The money market account is over the amount insured, therefore, Bob asked permission to transfer \$300,000 to the ICS (Insured Cash Sweep) account. **A motion was made by Jack Albright and seconded by Tru Hall to transfer \$300,000 to ICS account. Motion carried, all Board Members present accepted.**

Maintenance Committee - Marvin Ott

Marvin reported that the brick pavers and sod are completed around Bocce Court. Driveway light poles have been painted; cardroom chairs have been replaced and table edges will be refinished; tot lot dome has been delivered and will be erected in March, Waverly two wire system to begin on Monday, February 26 and Stratford will also be completed later this year; dead tree on St. James Drive will be replaced; fans were installed over covered patio at the pool. Fitness floor will be cleaned and a study is being conducted to replace the street lights with LEDs. It was brought to the attention of the committee that tennis and pickle balls are rolling under the tennis court fence. The committee will take under advisement. The following proposals were discussed. Replacement of the film on the doors and windows of the clubhouse and accordion shutters to replace the current hurricane shutters for the clubhouse. **A motion was made by Tru Hall and seconded by Jack Albright to replace the film on the clubhouse doors and windows for \$1,500. A motion was made by Marvin Ott and seconded by Tru Hall to accept the proposal from VH Exteriors for accordion shutters for the clubhouse. Both motions carried, all members present accepted.**

Lakes & Preserves – Clem Lagala

Clem Lagala reported that everything is copacetic at this time. It is the dry season so the lakes are going down a little.

Restrictions & Covenants – Tru Hall

Everything is good.

Hearing Committee – Bob Evans

In Bob's absence John Burd indicated that a hearing committee meeting is scheduled for March 5 concerning two (2) unregistered vehicles and one (1) commercial truck.

Election Committee – John Burd

John Burd indicated that as of today 261 envelopes were received by the county board of elections.

Safety & Security Committee – John Burd

Street parking and personal items stored outside homes still ongoing problems.

Covenants Change Committee – John Burd

A proposal for two-year terms of Board Members starting in 2019 to avoid the presidential year election since the county assists with the election and it is a very busy time for them. Also, in the long run we would save money, however, the annual meeting would still be held each year. **A motion was made by Marvin Ott and seconded by Tru Hall for the Covenants Committee to proceed with the change for the election of officers to a two year term. Motion carried, all Board Members present accepted.**

The committee is also working on changes pertaining to rentals and new home owners.

Architectural Committee – Jack Albright

There were 24 requests so far for February and 3 in January.

Communication (Cable) Committee – Tru Hall

The Equipment Board will be checked in the Lite Stream Bldg before we pull the plug. Also, the green cable boxes will be removed in the near future. Speeds on the internet differ from user to user based on how many and what type of devices are running in the home.

Consent Agenda

Replace two light poles on clubhouse drive for \$999; and replace spring hinges on B/B, tennis courts for \$625. **Motion made by Marvin Ott and seconded by Jack Albright to approve the expenditures for the two items. Motion carried, all Board Members present accepted.**

New Business

The Social Committee indicated that they would like the Garage Sale on March 17, 2018. **A motion was made by Tru Hall and second by Jack Albright to accept March 17 for the Garage Sale. Motion carried, all Board Members present accepted.**

Tru Hall gave the Board a copy of the Board Action Summary Update for their review and to have a discussion at a later date.

Dale Sarasin would like to work with the Board and the community concerning real estate policies pertaining to open houses and come up with a proposal that will be applicable for all. Tru Hall and Jack Albright volunteered to help with the proposal.

Chris Evans got three quotes for a new volleyball court and explained the quotes. Marvin Ott will review the quotes.

A motion was made by Tru Hall to adjourn the meeting at 8:10PM. Motion carried; all Board Members present accepted.

The next regular HOA meeting will be March 21, 2018

Respectfully submitted
Acting Recording Secretary

Laura Burd