St James Golf Club

Homeowners Association, Inc.

Board of Directors Meeting July 19, 2017

On, July 19, 2017 the HOA Board of Directors Meeting was called to order at 7:00 PM by our President, Marvin Ott. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members in attendance.

**A motion was made by Tru Hall and seconded by Jack Albright to accept the minutes from the June 21, 2017 meeting. Motion carried; all Board Members accepted.**

Treasurer’s Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of June 30, 2017 there are Fourteen (14) past due accounts, two (2) in Bankruptcy, one (1) in collections, two (2) foreclosures, one (1) property with a lien, one (1) HOA managed from foreclosure, and three (3) on Payment Plans.

Bob also informed attendees that proposed Budget for 2018 will be presented to the Board at the August 16, 2017 HOA Board Meeting.

**A Motion was made by Bob Coleman and seconded by Jack Albright to proceed with foreclosure process on a lien of $2,500 plus Attorney’s fees at 419 Dover. Motion carried; all Board Members accepted.**

Maintenance Committee – Marvin Ott

Marvin Ott reported the following items complete or in progress: Signage at pool, drain covers, Front Island extension (done & to be painted), new signage in Preserves.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Aquatic Systems has completed the clean out of the preserves. Clem also informed us that the landscapers would be allowed to go no more than 4-5 feet into the preserves for any cleanout for homeowners.

Restrictions & Covenants- Tru Hall

Tru Hall reported that on-street parking continues to be a problem along with a boat parked in a driveway and trash cans left out.

Hearing Committee – Bob Evans

Bob Evans reported that there was no meeting this month.

 Architectural Committee – Jack Albright

Jack Albright noted that to date, there have been 100 requests, 8 for structural changes, landscaping and painting, 10 requests are on hold, at owners request, missing information and 3 requests have been denied. Jack also noted that any homeowner wanting a color change for their front door needs an approval from the Architectural Committee.

Cable Committee – Bob Evans

Bob Evans reported that there are 219 homes that do not have Hotwire’s video service and 67 homes who have not had internet service installed. Hotwire will be in the Clubhouse library in the coming weeks from 9am – 4pm for any homeowners who wish to set up appointments for their installations.

Communications Committee – Tru Hall & Bob Evans

Bob Evans informed all attendees that information regarding the HOA meeting Agenda, Maintenance Reports, Rules and all Rules and Regulations, etc., are all available on the Community Channel through Hotwire’s Video on Demand.  Bob also informed us that by August 10, 2017 we need to secure the building presently being used by Litestream.

Consent Agenda:

**A Motion was made by Marvin Ott and seconded by Bob Coleman to purchase new tables & umbrellas for the pool area at a cost of $760. Motion carried; all Board Members accepted.**

**A Motion was made by Marvin Ott and seconded by Tru Hall to proceed with the repairs to the Clubhouse roof at a cost of $500. Motion carried; all Board Members accepted.**

**A Motion was made by Marvin Ott and seconded by Chris Evans to proceed with repairs in the Men’s restroom (Clubhouse) at a cost of $1,185. Motion carried; all Board Members accepted.**

Old Business - none

New Business

**A Motion was made by Bob Coleman and seconded by Tru Hall to approve the new Estoppel Certificate requirements in line with the current amendment to the State Statute governing Estoppel requirements. Motion carried; all Board Members accepted.**

**A Motion was made by Marvin Ott and seconded by LeRoy Hoff to proceed with floor cleaning and sealing in the Clubhouse and Fitness Center by Stanley Steamer at a cost of $1,063.94. Motion carried; all Board Members accepted. Jack Albright informed the Board that he was getting a quote from Rainbow International; that quote came in at $915.75 + Tax.**

**A Motion was made by Tru Hall and seconded by Bob Coleman to proceed with a contract to seal front entrance and paint all lines on roadways in the community at a cost of $3,231 to be done by Complete Asphalt. Motion carried; all Board Members accepted.**

**Marvin Ott informed attendees that the Champion Turf Club at St James will reimburse us each year for the cost to run pumps to their new bathroom facilities on the golf course at a cost of $397.92 per year, payable in November when invoice is sent. After discussion, a Motion was made but not seconded so this issue will be tabled until next Board Meeting.**

Homeowner Concerns:

Issues/questions from Homeowners: Questions regarding the removal of wires and old cable boxes on front lawns. These can only be removed 3 months after the end of Litestream’s contract.

Other concerns included: separate adult and children times in pool? Junk being left in library; need more 15 MPH signs in community; more signs at gate.

A motion was made by Marvin Ott and seconded by Tru Hall to adjourn the meeting at 8:25 PM. Motion carried, all Board Members accepted.

The next regular HOA meeting will be August 16, 2017.

Respectfully Submitted by:

Jane Cordisco