

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting August 16, 2017

On August 16, 2017, 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 all Board Members in attendance except Larry Cordisco, Jack Albright and Chris Evans.

A motion was made by Tru Hall and seconded by Bob Coleman to accept the minutes from the July 19, 2017 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of July 31, 2017 there are eighty (80) past due accounts, two (2) in Bankruptcy, three (3) foreclosures, five (5) properties with liens, one (1) HOA managed from foreclosure, and three (3) on Payment Plans. He also noted that there have been thirty-two (32) late notices sent to homeowners.

Bob announced that the 2018 Budget will be discussed at the September 20, 2017 meeting. A Budget meeting will take place on November 8, 2017, with an anticipated approval at the November 15, 2017 meeting. No increase in assessments is expected at this time.

A Motion was made by Leroy Huff and seconded by Marvin Ott to accept this Treasurer's Report. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported that the Spa leaks have been fixed and all signage to be replaced has been completed. The HOA will replace the faded "one way" sign at the circle.

A Motion was made by Marvin Ott and seconded by Tru Hall to purchase a Geodome Jungle Gym for the Tot Lot at a cost of \$4,788 (from Reserve Fund). Motion carried ; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Aquatic Systems will be doubling up on their spraying of the lakes that have excessive algae.

Restrictions & Covenants- Tru Hall

Nothing to report this month.

Hearing Committee – Bob Evans

Nothing to report this month.

Architectural Committee – Jack Albright

In Jack's absence, Ric Martino reported that there have been no problems and the committee is handling approximately 2 to 4 requests per week.

Security Committee – John Burd

Tru Hall reported (in John Burd's absence) that a homeowner on Sheffield Circle suffered a self-inflicted gunshot wound. Additional problems in the community include : Entrance gate broken (reported to 911 as a hit and run), tailgating on visitor side solved by making visitors aware that there are two columns of names from which to choose. Tru also announced that they need more volunteers for Community Patrol. Port St Lucie was recognized by the International Association of Police Chiefs for Leadership In Law Enforcement Volunteer Programs (Community Patrol, Crime Watch, etc.)

Cable Committee – Bob Evans

Bob Evans expressed the need for after hours contact access to the LiteStream building for the service to St. Andrews.

A Fision (Hotwire) representative will be onsite through the end of August. Trouble reports will continue for the first 6 months ; then possibly quarterly. Cable Committee will no longer meet regularly but rather ad hoc. LiteStream has 90 days to remove their equipment but suggested that Maintenance collect cable and place near the boxes.

Old Business

A Motion was made by Tru Hall and seconded Bob Coleman regarding the history of Board actions. Motion carried; all Board Members present accepted.

Tru reported that information is being collected for our new Phone Directory and that we have been contacted by the company used in the past to print this directory.

A Motion was made by Marvin Ott and seconded by Tru Hall to provide the golf course with electric to its new facility. Golf course electric expense will be reimbursed to the HOA on an annual basis. Motion carried; all Board Members accepted.

A Motion was made by Tru Hall and seconded by Marvin Ott to update the HOA Policies and Procedures Binder (not to include the common areas) Motion carried; all Board members present accepted.

New Business

Bob Evans suggested that the HOA safety deposit box contents need to be reviewed to see if they are still relevant. It was agreed that Bob Evans and Bob Coleman would coordinate the review of the contents.

Volunteer of the Quarter:

Char Poole was awarded the Volunteer of the 2nd Quarter plaque for her service in the community.

Homeowner Concerns:

Furniture for the Card Room (cost of cleaning/repair/replacement. This will be an Agenda item at the next Board Meeting.

Deteriorating Film on clubhouse door will be handled by the Maintenance Committee.

Crosswalk shrubs at entrance to clubhouse are too high for safety. This is also a Maintenance item.

Guest call box: Canopy suggested, however, this would not work for some of the large vehicles entering the community. Possibly a visor for the call box screen, making it easier to read in sunlight.

A motion was made by Bob Coleman and seconded by Tru Hall to adjourn the meeting at 8:05 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be September 20, 2017.

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Respectfully Submitted by:

Jane Cordisco