

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting April 18, 2018

On April 18, 2018, 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 Jack Albright and Chris Evans.

President Tru Hall's Opening Statement to Homeowners attending this meeting included their promise to maintain and improve quality of life in the community. "If you see something, say something or do something."

A Motion was made by Tru Hall and seconded by Larry Cordisco to accept the minutes from the HOA Meeting of March 21, 2018. Motion carried, all Board Members present accepted.

Treasurer's Report/Finance Committee

Bob Coleman presented the Treasurer's Report indicating as of March 31, 2018 we have \$1,053,031 in the reserves account. Also, there are presently Thirteen (13) past due accounts; Two (2) in bankruptcy; Two (2) in Collections; One (1) foreclosure; Two (2) properties with liens; One (1) HOA managed from foreclosure; and One (1) on a payment plan.

A Motion was made by Tru Hall and seconded by Marvin Ott to accept the Treasurer's Report. Motion carried, all Board Members present accepted.

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: New playground equipment to be installed by June; new wiring for irrigation equipment on Waverly has been done; Floor cleaning completed in the Fitness Center; Hurricane Shutters will be installed on the clubhouse in the next four (4) months.

A Motion was made by Tru Hall and seconded by Karen Goodman to proceed with proposal to spend \$693 to replace a Christmas Palm on the Boulevard. Motion carried; all Board Members present accepted.

After discussion, a Motion was made by Karen Goodman and seconded by Larry Cordisco to approve a new Grounds Maintenance contract with Royal Green for weed control and Ace Landscaping for mowing and trimming, contract to begin May 1, 2018. Motion carried; all Board Members present accepted. Presently, we are paying Yellowstone \$46.35 per unit per month (\$32,244 all units per month). They did not submit a quote.

These approved contracts will reflect the following prices: Ace Landscaping: \$49.40 per unit per month (\$34,583 all units per month) with a total cost per year for all homes \$414,000 and Royal Green \$55.43 per unit per month (\$38,798 all units per month) with a total cost per year for all homes \$415,000.

Lakes & Preserves - Clem Lagala

In Clem Lagala's absence, Tru Hall reported that there have been several homeowners sighting dead fish in and around the Sheffield Lake. This matter will be turned over to Clem with follow-up by Aquatic Systems to check the lake for possible cause and correction.

Restrictions & Covenants - Tru Hall

Tru Hall stated that roofs are in the cleaning process on Waverly and all streets are being reviewed for dirty roofs.

Hearing Committee - Bob Evans

Bob Evans reported that a recent Hearing was held concerning violations at eight (8) homes, and, because no Homeowners showed up, these violation notifications will be forwarded to John Burd for follow-up.

Architectural Committee – Jack Albright

In Jack Albright's absence, Jorge Rojas reported that there have been twenty-three 23 requests in April, four (4) for landscaping and thirteen (13) for structural changes and six (6) for exterior painting. Of these 23 requests, eighteen (18) were approved, four (4) are on hold and one (1) was cancelled.

Safety & Security Committee – John Burd

In John Burd's absence, Tru Hall reported complaints of individuals fishing behind homes without permission. **A Motion was made by Tru Hall and seconded by Bob Coleman to approve a "Fishing Rules" document to clarify what is and is not permitted for homeowners who fish in our community lakes. Motion carried; all Board Members present accepted.**

Election Committee – John Burd

In John Burd's absence, Karen Goodman reported that she had the 350 homeowner votes to change our Covenants regarding the Board members terms being changed to a 2-year term. However, eight (8) of those votes were "no" so we can't move forward until we have eight (8) more votes.

Communication (Cable) Committee – Bob Evans

Bob Evans informed the Board that the Litestream green boxes are in the process of being removed and the contractor is filling holes with soil and grass. The old Litestream building has been emptied and Hotwire will move their equipment into the facility and remove the metal building they have been occupying within thirty (30) days.

Old Business

- No decision has been made for our new Accounting Services.
- Karen Goodman presented a proposal to the Board for discussion regarding the Signage for Realtors having Open House in the community. This item was tabled until next meeting.

New Business

A Motion was made by Tru Hall and seconded by Bob Coleman to accept the Common Area Security/Pool Monitor rules as written in the "Pool Regulations Book" (job duties, recording incidents, etc.). Motion carried; all Board Members present accepted.

Homeowner Concerns

Homeowners presented signatures of those who are opposed to a 'sand volleyball court' and gave several reasons why they believed it was an unnecessary expenditure. This item was tabled for a future meeting to allow consideration of input from Chris Evans.

A motion was made by Tru Hall and seconded by Larry Cordisco to adjourn the meeting at 8:25 PM. Motion carried; all Board Members presented accepted.

The next regular HOA meeting will be May 16, 2018.

Respectfully submitted

Jane Cordisco