

**St. James Golf Club Homeowners Association, Inc.  
Board of Directors Meeting August 21, 2019**

On August 21, 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 members present except Larry Cordisco excused for vacation.

**A motion was made by Bob Coleman and seconded by Tru Hall to accept the minutes from the previous meeting with a correction. The cleaning of the sidewalks in the common areas will be postponed until next year. All members present accepted the minutes as changed.**

Tru announced that Lynda Pratt will be the replacement Pod Director for Pod F. **A motion was made by Tru Hall and seconded by Gail Logan to affirm Lynda Pratt to the Board. All members present were in favor.**

A thank you was received from Margaret Ball for allowing her family to set up a bounce house at the club house for a birthday party for her Granddaughter.

Tru Hall asked the core group of meeting attendees to encourage their neighbors to come to the meetings.

Permission was requested for the Fall Craft Fair on November 23, 2019. More information is needed; therefore, the request was tabled until the September Board meeting.

**Treasurers Report/Finance Committee – Bob Coleman**

Bob Coleman presented the Treasurer's Report indicating a net loss for July is \$24,627 versus a budgeted loss of \$4,645. The net loss for January – July is \$13,491 versus the budgeted loss \$32,513. Bob informed the Board a legal agreement was reached for 410 Sheffield to pay \$4,000 plus legal fees. **A motion was made by Bob Coleman and seconded by Gail Logan to accept the agreement. All members present were in favor.** Also, a homeowner's home was foreclosed by the bank. The bank sold the house to an investment company. The owner owes fees of \$1,690 to the HOA, however, they have no money and legal fees will be more than what they owe so Bob asked permission to write off the fees of \$1,690. **A motion was made by Bob Coleman and seconded by Karen Goodman to write off the \$1,690. Motion carried, all Board Members present accepted.** Another homeowner on Sheffield signed an agreement to pay fees of \$4,467 including lawyer fees in two installments. **A motion was made by Bob Coleman and seconded by Karen Goodman to proceed as set up with the attorney. All members present approved the agreement.** There is a homeowner on Canterbury that paid some of the legal and first and second quarter fees, claiming, the rest of the responsibility was on the renter. There has been no response from the renter for the \$2,300 in fees. Letters have been sent to the owner and the renter that further rent must be paid to the HOA until the \$2,300 is paid off.

The Budget has been distributed for review by the Board until the September 18, 2019 HOA meeting. The Finance Committee change will have the following Board members—Bob Coleman, Marvin Ott, and Lynda Pratt. Gail Logan will be stepping down from the Finance Committee.

#### Maintenance Committee – Marvin Ott

The following items were presented by Marvin.

The fitness center door on the poolside has been repaired. Basketball nets have been replaced. Light pole painting and pool deck finish will be done when the weather permits. Palm tree trimming is in progress. Two wire system is in the final stages for Sheffield. Street repairs are being reviewed. The parking lot is under consideration. Dover two wire improvement to begin in September. Brightview has been in the process of trimming the oak trees up to ten feet. Pod Directors should survey their Pods to see if the trees have been trimmed.

A request for fertilization of the palm trees on the golf course by the turnpike fence has been requested at a cost of \$500. **A motion was made by Marvin Ott and seconded by Bob Coleman to approve \$500 for fertilizer. All members present were in favor.**

There are several fences and a gate that need replacement. Marvin received 2 bids--\$7700 and \$3400. **A motion was made by Marvin Ott and seconded by Bob Coleman to approve up to \$8,000 from the reserve account. A third bid will be requested before a decision will be made on which bidder will do the work. Linda Pratt and Marvin Ott will approve the bidder along with Jim Santilli. Five members present approved the motion, one member opposed.** Linda Pratt has three bids for painting the interior of the club house and fitness center. The bids were \$6,900, \$6,800 and \$5,300. **A motion was made by Tru Hall and seconded by Bob Coleman for Lynda's committee to choose the paint colors for club house and fitness center. A second motion was made by Lynda Pratt and seconded by Tru Hall to accept the bid from the low bidder Made4Cleaning, LLC. All members present were in favor of the two motions. Spa and pool rail coverings were approved.**

#### Lakes & Preserves – Clem Lagala

Clem reported that Aquatic Systems was bought out by Solitude Lake Management. He has been trying to contact them but no one has been available to discuss what they will now do for the HOA. Kelli Burgess will give Clem some other company names to contact for services.

#### Restrictions & Covenants – Karen Goodman

Karen discussed covenants changes for the Board to approve or disapprove future rentals and sales. Kelli Burgess made some suggestions. Once that is completed the new Article will go out to the homeowners for a vote. Several things were discussed and it was decided to table the purposed addition to the covenants and restrictions. More research will need to be completed before they go back to the attorneys for review.

#### Architectural Committee – Karen Goodman

There were 13 requests since the last meeting. There were 4 landscaping, 6 structural changes, 3 exterior painting. Two (2) went to maintenance for review, 4 denied leaving 7 approved.

#### Safety and Security Enforcement Committee -- John Burd

The committee members have been using radar in different areas throughout the community. There does not seem to be any excessive speeders. Also, lately several unregistered and inoperable vehicles have been observed and owners notified of the violation.

#### Communication (Cable) Committee – Bob Evans

Bob asked that he be informed of any changes needed to website postings so he can keep the website up to date. Not all forms are on the website and need to be added. Also, a general announcement will be put in the Newsletter and on the website to report updates or changes for social groups to Bob Evans so he can update the website.

Hotwire app to stream on your phone is fision go. Bob is reviewing several gate companies to replace our system since time is eminent. Parts are no longer available for the current gate system. Of the 7 companies he has contacted 3 companies are possibly viable. The upfront cost may be between \$20,000 to \$30,000.

#### New Business

Golf course maintenance discussed and most feel they are doing a good job although some areas need maintenance.

There was a lengthy discussion with regards to how directors should uphold the documents and policies of the HOA with a special emphasis on the Architectural Standards, Criteria and Design Requirements. The directors were not aligned as to processes, value of consistent enforcement or timing of compliance requirements. Bob Evans reminded the group that in the past there had been a committee that was assigned to inspect the entire community for needed corrections, but was disbanded due to lack of volunteers. Karen recommended that the discussion be continued until the next meeting which would permit the directors an opportunity to consider what is the best course for the community. To be on the September agenda.

A company for replacement roof tiles has been located if a roof needs to be totally replaced.

**A motion was made by Karen Goodman and seconded by Lynda Pratt to adjourn the meeting at 8:50PM. Motion carried; all Board Members accepted.**

The next regular HOA meeting will be **September 18, 2019**

Respectfully submitted, Acting Recording Secretary, Laura Burd