

**St James Golf Club Homeowners Association, Inc.  
Board of Directors Meeting July 17, 2019**

On July 17, 2019, the HOA Board of Directors Meeting was called to order at 7:00 PM by Vice President Karen Goodman. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present, except Mike Coggin. Tru Hall was present via phone.

**A Motion was made by Karen Goodman and seconded by Tru Hall to accept the minutes from the HOA Meeting of June 19, 2019 Motion carried; all Board Members present approved.**

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented Board Members with financial information as of June 30, 2019. **A Motion was made by Larry Cordisco and seconded by Marvin Ott to accept the report as presented. Motion carried; all Board Members present approved.**

**A Motion was made by Bob Coleman and seconded by Larry Cordisco to close bidding for services in 2020 since none had been received. Motion carried; all Board Members present approved.**

**A Motion was made by Karen Goodman and seconded by Gail Logan to add Eight Thousand Dollars (\$8,000) to the 2020 Budget for pressure cleaning of sidewalks and common areas. After discussion a motion was made to table the previous motion until 2020. Motion to table carried; 5 Board members approved; 1 abstained.**

Bob also reminded all Board Members that on August 15, 2019, he will present the proposed 2020 expenditures budget to the Board.

Because a \$61,000 CD came due, Bob was able to negotiate a 2.45% rate with Center State Bank to renew.

Bob informed the Board that 475 NW Dover has a lien and as a result, **a Motion was made by Karen Goodman and seconded by Larry Cordisco to proceed with a Foreclosure suit in the amount of \$1,705 plus our lawyer's fees. Motion carried; all Board Members present approved.**

**A Motion was made by Bob Coleman and seconded by Karen Goodman to allow the homeowner at 446 NW Sheffield Circle to make payments for HOA dues owed (\$2,860) plus late fees as follows: \$1,000 by July 9, 2019; \$1,500 by, July 31, 2019 and the remainder by August 14, 2019. Motion carried; all Board members present approved.**

**A Motion was made by Larry Cordisco and seconded by Karen Goodman to accept these procedures for any future situations such as this. Motion carried; all Board members present approved.**

Maintenance Committee - Marvin Ott

Marvin Ott gave the Maintenance Committee report as follows:

The hookup to the transformer for the clubhouse is complete; a chemical pump was replaced for the pool; removal of pool deck finish and installation of new finish is being scheduled; painting is being scheduled for the HOA light poles and tot lot equipment; wind screen replacement is being scheduled; the 2-wire system for Sheffield will be completed this month; palm tree trimming is scheduled for late July/early August.

**A Motion was made by Marvin Ott and seconded by Gail Logan to pay Shenandoah Two Thousand, Eight Hundred Dollars (\$2,800) to clean nine (9) drains. Motion carried; all Board members present approved.**

Upcoming: a list of street repairs for 2019 is being prepared for quotation; 2-wire irrigation system for Dover is being prepared for September meeting; permanent crossing stripes are being quoted for next meeting; we have quotes for painting the FPL poles; waiting for a "hold harmless" form from FPL for signature; 2-wire

irrigation system for Stanford and the common areas is planned for early 2020 and a discussion on who should be responsible for picking up large palm fronds, especially, the trees in front of the Guard house. After several suggestions, it was decided to address this issue at a future meeting.

#### Landscaping Committee – Karen Goodman

Karen Goodman reported that Royal Green is spraying lawns and shrubbery now. Marvin Ott is working with the Production supervisor from Brightview regarding 'missed items' such as trimmings not picked up by the lawn people. Marvin stressed that homeowners need to fill out work orders for items that need to be addressed.

#### Lakes & Preserves – Clem Lagala

Clem Lagala reported (via email) that Aquatic Systems is increasing the strength of the spray in the lakes because of increased algae and spraying more often. **A Motion was made by Karen Goodman and seconded by Bob Coleman to continue with Aquatic Systems for the maintenance of the Lakes & Preserves. Motion carried; all Board Members present approved.**

#### Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

Nothing to report

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Nothing to report.

#### Architectural Committee – Karen Goodman

Karen Goodman reported that the Architectural Control Committee had requests as follows: as of July 17, 2019, there were a total of 15 (since last Board Meeting) requests (3 for landscaping, 7 for structural changes, 5 for exterior painting): 12 were approved and 3 are on hold. Year-to-date 105 requests as follows: 27-landscaping; 50-structural changes; 30-exterior painting.

#### Covenants Change Committee – Karen Goodman

**A Motion was made by Karen Goodman and seconded by Gail Logan to rescind the 3 – 6-month rentals in the community and change it to 6-12-month rentals. Motion carried; all Board Members present approved.**

#### Communications Committee – Bob Evans

Bob Evans reported he has three bids on a new gate system from Lift Master and Door King, however, Lift Master's price is \$20, 852, with an added \$99 per month to use their phone so he is not happy with the results to date.

Suggestions were made on items that could be put on the TV as information for homeowners, i.e., Fountain problems, maintenance information.

#### Homeowner Concerns:

Concerns arose regarding homeowners who put garbage bags out the night before garbage day, creating a mess when animals break these bags.

Dirty roofs continue to be an issue on Stanford.

A homeowner reported that there is an area on the sidewalk at the roundabout that is “puddling” when we get heavy rain..

Comments were made regarding the re-roofing of a home on Sheffield and why the tile is sitting on the roof so long. Larry Cordisco will make inquiries about this matter.

**A Motion was made by Marvin and seconded by Larry Cordisco to adjourn the meeting at 7:50 PM. Motion carried; all Board Members present approved.**

The HOA Annual meeting will be **August 21, 2019**.

Respectfully submitted

Jane Cordisco