

**St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting June 19, 2019**

On **June 19, 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 Marvin Ott and Gail Logan.

A Motion was made by Tru Hall and seconded by Karen Goodman to accept the minutes from the HOA Meeting of May 15, 2019. Motion carried; all Board Members present approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report as follows: Thirteen (13) Homeowners were past due with HOA fees but now have paid, no Homeowners in bankruptcy or foreclosure and Two (2) homeowners on payment plans. There are Seven (7) liens in collections with our Attorney for a total owed to us of Sixteen Thousand, Eight Hundred Sixty Dollars (\$16,860).

A Motion was made by Tru Hall and seconded by Larry Cordisco to accept the Treasurer's Report. Motion carried; all Board Members present approved.

Bob also reminded all Board Members that by July 3, the relevant Committees should prepare, send out Requests for Bids regarding services over \$5,000, if needed, and receive Sealed Bids for the Budget Committee.

Maintenance Committee - Marvin Ott

In Marvin Ott's absence, Bob Coleman gave the Maintenance Committee report as follows: The hookup of electrical power to the office building is being rescheduled with FPL because of their 'no-show' on June 10; Sheffield's 2-wire irrigation system is well underway but will take several weeks for the wiring connection and decoders installation in all valve boxes by maintenance; palm tree trimming will be in late July/early August; Tot lot tables have been repaired and leveled; mulch weeds are continuously being treated; painting of the swings on tot lot is being scheduled; some of the hanging wind screens have been removed, with the remainder to be removed when new wind screen are ready to be installed around our tennis/basketball courts.

A Motion was made by Karen Goodman and seconded by Tru Hall to approve the replacement wind screens at a cost of Two Thousand, One Hundred Eighty-Five Dollars (\$2,185), including installation by Fast-Dry Courts. funds to be taken from Reserves. Motion carried; all Board Members present approved.

It was determined that because of the need to paint light poles, we should separate the HOA owned poles from the FPL poles and proceed with the painting of our 19 poles. **A Motion was made by Karen Goodman and seconded by Tru Hall that we hire A&P Painting at a cost of Thirty-Five dollars (\$35) per pole for a total of \$665, funds to be taken from Reserves. Motion carried; all Board Members present approved.**

A Motion was made by Bob Coleman and seconded by Tru Hall hire JosB Concrete Perfection to remove the existing surface around pool deck and resurface with spray deck texture at a cost of Three Thousand, Four Hundred dollars (\$3,400), funds to be taken from Reserves. Motion carried; all Board Members present approved.

Landscaping Committee – Karen Goodman

Karen Goodman reported that she met with Brightview Landscaping and expressed concerns regarding the quality of their work in an effort to solve various problems expressed by homeowners.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that preserve cleanup is finished and the bubblers have been serviced except on lake #12 because of a plate that stirs up sediment. **A Motion was made by Karen Goodman and seconded by Tru Hall to spend One Thousand Dollars (\$1,000) to raise the pipes in two lakes where the well water comes into the pond to prevent the sediment water in the lake from being stirred up. Motion carried; all Board Members present approved.**

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

In John Burd's absence, Dave Kelley reported that there are still problems with illegal parking. Karen Goodman also reported that the homeowner who had installed a child's slide inappropriately has now corrected the problem.

Karen Goodman addressed a previous "mailbox" problem because of a letter from a homeowner indicating all the mailboxes in the community that are not in compliance with our Covenants & Restrictions. These homeowners will all be sent letters indicating this problem.

Architectural Committee – Karen Goodman

Karen Goodman reported that the Architectural Control Committee had requests as follows: as of June 19, 2019, there were a total of 24 (since last Board Meeting) requests (3 for landscaping, 12 for structural changes, 9 for exterior painting): 19 were approved, 4 are on hold and 1 was denied. Year-to-date 93 requests as follows: 24-landscaping; 44-structural changes; 25-exterior painting.

Covenants Change Committee – Karen Goodman

A Motion was made by Karen Goodman and seconded by Tru Hall to allow 3 – 6-month rentals in the community. Motion carried; all Board Members present approved.

Communications Committee – Bob Evans

Bob Evans reported that he has gotten two quotes on a new gate system and although he is waiting for a third quote, he is not happy with the results to date.

New Business:

After discussion, a Motion was made by Karen Goodman and seconded by Tru Hall to pay 'A Faster PC' Five Hundred Forty-Five dollars (\$545) for data wiring to office

Homeowner Concerns:

Questions arose from homeowners regarding preferred contractors in the community and the question of their credentials. Contractors must be licensed/certified and insured. There is a list of such contractors in our office and can be provided to all homeowners upon request.

A homeowner requested to have a bounce house on the property for a child's birthday party without renting the clubhouse. We were assured that the company providing the bounce house had all the proper credentials. The request was approved.

A Motion was made by Tru Hall and seconded by Larry Cordisco to adjourn the meeting at 8:10 PM. Motion carried; all Board Members present approved.

The HOA Annual meeting will be **July 17, 2019**.

Respectfully submitted
Jane Cordisco