

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting September 18, 2019

On September 18, 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 Board Members present except Gail Logan.

A Motion was made by Larry Cordisco and seconded by Karen Goodman to accept the minutes from the HOA Meeting of August 21, 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 August 31, 2019 indicating that we have just over One Million (\$1,000,000) dollars in our Reserves Account. **A Motion was made by Larry Cordisco and seconded by Karen Goodman to accept the report as presented. Motion carried; all Board Members present approved.**

A Motion was made by Bob Coleman and seconded by Karen Goodman to approve the tentative 2020 Budget to be mailed to all Homeowners prior to the Budget Meeting on November 13, 2019. Motion carried; all Board Members present approved.

Maintenance Committee - Marvin Ott

Marvin Ott gave the Maintenance Committee report as follows:

1 Palm tree trimming is complete; filtration pump unit was replaced; wind screens on courts have been replaced; the 2-wire irrigation system for Sheffield is complete; inside painting of the fitness center and clubhouse is scheduled for September 24, 2019; safety grips for pool and spa rails have been purchased.

Upcoming Items:

- A list for Street repairs for 2019 has been completed and quotations are being obtained for next meeting
- The 2-wire irrigation system equipment quotation for Dover is being prepared for the October meeting.
- Fertilizer for palms HOA planted on the golf course need fertilizer and has been approved for \$500.
- Fences need to be replaced at pool entrance, dumpster and one pump station. Approved and being scheduled.
- Early 2020 2-Wire irrigation system for Stanford and the common area.

A Motion was Made by Marvin Ott and seconded by Bob Coleman to purchase one 6' x 4' mat for clubhouse entrance and one for the office entrance 3' x 5' at a cost of Four Hundred Fifty-Three Dollars (\$453) (Reserves funded). Motion carried; all Board Members present approved.

A Motion was made by Marvin Ott and seconded by Lynda Pratt to replace pump station suction line floats at a cost of Two Thousand, Three Hundred Sixty Dollars (\$2,360), Reserves funded. Motion carried; all Board Members present approved.

A Motion was made by Marvin Ott and seconded by Lynda Pratt to hire Stanley Steamer to clean & seal tile in the clubhouse at a cost of One Thousand, One Hundred Dollars (\$1,100), Reserves funded. Motion carried; all Board Members present approved.

A Motion was made by Marvin Ott and seconded by Bob Coleman to hire True Lines to paint permanent crossing lines in common areas as stated in their bid at a cost of Five Thousand, Eight Hundred Dollars (\$5,800) Reserves funded. Motion carried; all Board Members present approved.

Landscaping: Marvin is checking on Brightview's "shortage of workers." Royal green is changing their formula for weed elimination.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Solitude, the company that purchased Aquatic Systems, will contact us soon from their local office. Clem also informed us that he is having new signs made to indicate the boundaries around our preserves.

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

Nothing to report

Architectural Committee – Karen Goodman

Karen Goodman reported that as of September 18, 2019 the Architectural Control Committee had a total of 11 requests since last Board Meeting: (3 for landscaping, 9 for structural changes); 8 were approved and 3 will be done by Maintenance. Year-to-date 125 requests as follows: 30-landscaping; 64-structural changes and 31-exterior painting.

A Motion was made by Karen Goodman and seconded by Lynda Pratt to form 2 Architectural Control Committees: Inspection and Architectural Inspection; each Committee to provide Pod Directors with a list of properties in violation and/or in need of repair. Motion carried; all Board Members present approved.

Karen asked for volunteers who could check that Architectural changes made to the property have been completed as approved.

A Motion was made by Karen Goodman and seconded by Larry Cordisco stating that Homeowners Architectural requests should be completed within 6 months. The Budget mailing will include this ruling. Motion carried; all Board Members present approved.

Covenants Change Committee – Karen Goodman

A Motion was made by Karen Goodman and seconded by Lynda Pratt regarding renters and new homeowners in our community: Renters will require a credit report of 650 or higher, a background check and a minimum 1-year lease; new homeowners will require a background check. After an Attorney approval, this will need to be voted on by Homeowners.

Safety & Security Committee – John Burd

In John Burd's absence, Dave Kelly informed the Board of his and Larry Lentz's intent to attend Police training for 8 weeks in October. He also stated that some homeowners have not reacted positively when the radar activity is occurring while most are fine with the effort to reduce speeding.

Communications Committee – Bob Evans

Bob Evans reported that Hotwire will be in the clubhouse on October 31st from 2-4 pm for anyone who needs training to use their system.

Bob informed the Board of his final choices for a new gate system, explaining the differences between the 2 companies: 1st Fire & Security Inc. cost of installation is \$20,852.40 with an annual cost of \$1,440 and Leebo Corp (Safehouse System) cost of installation is \$23,635.37.

New Business:

A Motion was made by Lynda Pratt and seconded by Marvin Ott to hire Biasi Tile & Marble to remove and replace tile in 2 bathrooms, tile wall and frame mirrors at a cost of Eight Thousand Twenty-Three Dollars and Three Cents (\$8,023.03. An additional amended Motion was made by Lynda Pratt and seconded by Karen Goodman to include self-stopping faucets and additional tile in their bid. Motion carried; all Board Members present approved.

Tru Hall announced that Jack Concilla was the Volunteer of the 2nd Quarter for his work on the Newsletter. Other announcements included: There will be no Craft Fair this year; Debbie Pinto will be moving so we need a volunteer to handle Clubhouse rentals & reservations; Vegetable gardens are NOT allowed in front yards/gardens.

Homeowner Concerns:

Dave Kelly expressed the need for speed bumps in the community to slow down traffic. Tru asked that he and Larry Lentz put a proposal together for a future Board meeting.

Tailgating problems will be addressed in the next Newsletter and also on our website and OnDemand channel.

Homeowner expressed concerns about garbage, left by homeowner who moved out, had not been picked up by Waste Pro and could cause health concerns. She was advised to call Code Enforcement to have the matter handled.

A Motion was made by Karen Goodman and seconded by Larry Cordisco to adjourn the meeting at 8:55 PM. Motion carried; all Board Members present approved.

The HOA Annual meeting will be **October 16, 2019.**

Respectfully submitted
Jane Cordisco