

Pending Board Approval

St James Golf Club Homeowners Association, Inc. Board of Directors Meeting October 16, 2019

On October 16, 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 Marvin Ott. Gail Logan was present via phone.

A Motion was made by Larry Cordisco and seconded by Karen Goodman to accept the minutes from the HOA Meeting of September 18, 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 September 30, 2019 indicating that we have just over One Million, Two Hundred Forty-Eight Thousand Dollars (\$1,248,000) in our Reserves Account. **A Motion was made by Bob Coleman and seconded by Larry Cordisco 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 foreclose a lien on the property at 477 NW Dover in the amount of \$2,295 plus attorney fees. Motion carried; all Board Members present approved.

Letters were sent to 693 Homeowners with notification of the November 13, 2019 meeting to approve the 2020 Budget. Thanks to the volunteers who helped with this mailing. (Paul & Cathy Oberg, Jim & Sally Santilli, John Siringo, Linda Hahn, Donna Devlin, Barb King, Karen Goodman, Vin D'Amico, John Burd).

Maintenance Committee - Marvin Ott

In Marvin Ott's absence, Bob Coleman gave the Maintenance Committee report as follows:

- Replacement fence at pool, dumpster and pump station #7 is being installed.
- Brick pavers replacement at Dover Circle sidewalk is being planned because sinking pavers are causing standing water.
- A replacement return air vent in the library has been purchased and will be installed.
- The 2-wire irrigation system for Sheffield is complete and running.
- All Painting in the Clubhouse and Fitness Center is now complete.
- Because of a 'red ant' problem, the fertilization of Palms on the golf course will be done when that problem has been resolved.
- Permanent crossing lines will be installed after the street repairs are complete.

A Motion was made by Tru Hall and seconded by Bob Coleman to approve up to Two Thousand Dollars (\$2,000) for new locks on the pool area gates. Motion carried; all Board Members present approved

A Motion was made by Bob Coleman and seconded by Karen Goodman to approve Forty-Four Thousand, One Hundred Seventy-Nine Dollars (\$44,179.00) for street repairs that will be done by Dura Seal. Motion carried; all Board Members present approved.

A Motion was made by Bob Coleman and seconded by Karen Goodman to spend Thirty-Eight Thousand, Seven Hundred Seventy-Nine Dollars (\$38,779.00) for the 2-wire irrigation system on Dover, cost to include equipment, excavation. Motion carried; all Board Members present approved.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Solitude, the company that purchased Aquatic Systems, is continuing to maintain our Lakes and Preserves, however, there has still been no contact with a representative from the company.

Hearing Committee – John Burd

The homeowner scheduled to attend the meeting regarding a dirty roof violation was a 'no-show' however, the roof has now been cleaned.

Safety & Security Committee – John Burd

John Burd reported that someone had broken the gate by lifting it and was charged \$300 for the repair. Upon discussion, it was decided that on the night of Hallowe'en, the gates would only be opened to those who had friends or relatives in the community and that the 'trick or treat' hours would be from 6pm to 8pm.

Covenants Change Committee – John Burd & Karen Goodman

Approval was received from our Attorney to proceed with changes to our Covenants regarding 'Renters.' These changes will include the following verbiage: 1-year lease only, background checks, no felons, minimum of 650 credit score and anyone delinquent in dues will not be approved. **A Motion was made by Karen Goodman and seconded by Lynda Pratt to prepare a mailing to all homeowners by October 31, 2019 for their approval of this addition to our Covenants, with 50% plus 1 needed (350 residents) to make this change. Motion carried; all Board members present approved.**

Architectural Committee – Karen Goodman

Karen Goodman reported that as of October 16, 2019 the Architectural Control Committee had a total of 17 requests since last Board Meeting: (3 for landscaping, 11 for structural changes, 3 for exterior painting); 14 were approved, 1 on hold, 1 denied and 1 cancelled. Year-to-date 138 requests as follows: 32-landscaping; 72-structural changes and 34-exterior painting.

After discussion, a Motion was made by Karen Goodman to remove a blue/green color from our approved colors for exterior painting, however, this process needs further investigation and as a result, this item was tabled until the next Board Meeting.

Communications Committee – Bob Evans

After much research, Bob Evans recommended Leebo Corp to replace our present gate system. He further explained the advantages to this system and that we need to move forward to replace our present system.

A Motion was made by Larry Cordisco and seconded by Karen Goodman to purchase this system at a cost of Forty Thousand Dollars (\$40,000) that includes permits, taxes and system installation, with an allowance for the hiring of people to do programing, if necessary. Motion carried; all Board Members present approved.

New Business

A Motion was made by Lynda Pratt and seconded by Bob Coleman to hire Value Added Group to furnish and install toilet partitions in ladies and men’s bathrooms in the clubhouse at a cost of Five Thousand, Nine Hundred Fifty Dollars (\$5,950) Motion carried; all Board Members present approved.

Tru Hall announced that Debbie Pinto, our Clubhouse Rental person, will be moving from the community so we will need a volunteer replacement for this task. Ric Martino is filling in until a replacement person is found. Tru also informed us that 2 St James residents, Steve Aller and Don Rinelli were heroes, when they rescued one of our landscape crew when his mower overturned in the Sheffield Lake. Their quick action saved a life.

A Motion was made by Lynda Pratt and seconded by Larry Cordisco to adjourn the meeting at 8:35 PM. Motion carried; all Board Members present approved.

The Budget Meeting will be on November 13, 2019 and the next regular HOA meeting will be November 20, 2019.

Respectfully submitted
Jane Cordisco