

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting January 15, 2020

On January 15, 2020, 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; Gail Logan via phone.

A Motion was made by Tru Hall and seconded by Larry Cordisco to accept the minutes from the HOA Meeting of December 18, 2019. Motion carried; all Board Members approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented Board Members with financial information as of December 31, 2019. **A Motion was made by Tru Hall and seconded by Karen Goodman to accept the report as presented. Motion carried; all Board Members approved.**

Maintenance Committee - Marvin Ott

Marvin Ott reported on the following items:

- The new pool drainage and deck resurfacing under the clubhouse overhang will be completed by Friday, January 17, 2020.
- The 2-wire irrigation system excavation and installation of the pipe and wire on Dover is complete. Connection of the valves and de-coders will take 3-4 weeks to complete.
- Street repairs for 2019 have been completed. Permanent crossing lines will now be installed.
- Preserve boundary markers are to be installed as time allows.
- Costs for the 2-wire irrigation system for Stanford and the common areas are currently being developed for Board approval in early 2020. This will conclude the installation of the 2-wire system.

Planned: Researching sound insulation for the Clubhouse

Landscaping: Marvin reported that Brightview will give us their schedule for 'hard' trimming.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that he has had contact with "Solitude," the company that took over Aquatic Systems and stated that although our costs would remain the same, he has asked the company to provide us with an invoice stating all costs for our records.

Hearing Committee – John Burd

John Burd reported that on January 6, 2020 the Hearing Committee met for 2 violations (garbage cans outside the home & a trailer parked in driveway) which have been corrected.

The Committee will meet February 7, 2020 regarding a nuisance motorcycle.

Architectural Committee – Karen Goodman

Karen Goodman reported that as of January 15, 2020 the Architectural Control Committee had a total of 15 requests since last Board Meeting: (5 for landscaping, 6 for structural changes, 4 for exterior painting); 8 were approved, 4 on hold and 3 to be done by our Maintenance Department. Year-to-date (2019-2020) 167 requests as follows: 44-landscaping; 84-structural changes and 39-exterior painting.

A Homeowner asked a question regarding ‘hurricane’ screens and if they were allowed to be used as a sun block at any time because our Covenants state that hurricane protection is to be taken down after a hurricane. After discussion, it was decided that we would check with the City of Port St Lucie to find what their ruling is on this. When that is received, we will write a directive regarding these screens to be added to our Architectural Regulations for the Community.

Safety & Security Committee – John Burd

John Burd reminded homeowners to lock their cars and keep garage doors closed as there have been robberies in nearby communities.

Election Committee – John Burd

John Burd noted that the Notice of our Annual Meeting on March 11, 2020 had been sent to all homeowners. Although we do not have an election this year, we were advised by our Attorney to have a quorum for this meeting.

Covenants Change Committee – John Burd & Karen Goodman

The changes to be made to our Covenants regarding ‘renters’ have been filed/signed by St Lucie County and will now be sent to our Attorney.

Communications Committee – Bob Evans

Bob Evans reported that he will have a separate meeting to discuss the process for changing all homeowners’ clickers and cards and also a meeting with Leebo to resolve issues related to processes they said they would do but have not yet followed through.

Website Conversion (Bob Evans): Our website changes continue as we accept bids for a new Host to handle in-depth changes regarding the necessity of ADA/handicap accessibility.

New Business

Tru Hall informed all that Lynda Pratt continues to get bids for various repairs/replacements for the redecorating/remodeling of the office.

Homeowner Concerns:

Speeding: Several homeowners stated problems with speeding in the community, particularly the FEDEX and UPS trucks.

FPL Pole Painting: although our maintenance department could do this, the poles require special paint so this will be researched to find the correct paint.

Oak Tree Trimming: this could be handled by Tri-Brothers, however, homeowners would have to pay for this service.

Front Entrance Weeds: Karen Goodman will follow up with Royal Green to make sure they take care of the weeds in this area.

At 8:05 PM, a **Motion was made by Larry Cordisco and seconded by Karen Goodman to adjourn the meeting. Motion carried; all Board Members approved.**

The next Board meeting will be on February 19, 2020.

Respectfully submitted
Jane Cordisco