

**St James Golf Club Homeowners Association, Inc.**  
**Board of Directors Meeting July 18, 2018**

On July 18, 2018, 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.

**A Motion was made by Bob Coleman and seconded by Jack Albright to accept the minutes from the HOA Meeting of June 20, 2018. Motion carried, all Board Members accepted.**

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of June 30, 2018 we have \$1,074,263 in the reserves account. There were Ten (10) Homeowners with past due HOA fees, Two (2) Homeowners in bankruptcy; Two (2) in Collections; One (1) foreclosure; no properties with liens; One (1) Bank-owner property and One (1) HOA managed from foreclosure. **A Motion was made by Marvin Ott and seconded by Gail Logan to approve this report. Motion carried; all Board Members accepted.**

Next week the Finance Committee will meet to discuss the 2019 Budget. There was further discussion regarding the hire of a new CPA because of Gerald Jackson's retirement. Jeff Schneider will be our HOA's new CPA.

**After discussion, a motion was made by Tru Hall and seconded by Jack Albright to change the HOA Office hours from being closed 12 pm to 1pm to closing the office from 12 pm to 1:30 pm, with one-half (½) hour for lunch break (12 pm – 12:30 pm) for our office personnel and one (1) hour of uninterrupted work time, to start August 1, 2018. Motion carried; all Board Members accepted.**

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: The Tot Lot Dome is almost complete and signs will be added to indicate the dome is for children 5-12 years of age; Hurricane Shutters on the Clubhouse and Exercise building will be done in the next 8-12 weeks; we are waiting on permitting to install the spa bubbler; new pump station #2 has been replaced and within 2 years, we will have a whole new system throughout the community; drains are to be cleaned and palm trees will be trimmed by July 27th.

**A Motion was made by Marvin Ott and seconded by Jack Albright to spend Three Thousand, Eight Hundred dollars (\$3,800) for Software and Computer for our new 2-wire Irrigation system. Motion carried; all Board Members accepted.**

**A Motion was made by Marvin Ott and seconded by Jack Albright to approve the expenditure of up to Four Thousand, Eight Hundred dollars (\$4,800) to purchase five (5) lights to be placed from the office sidewalk to the parking lot, at Five Hundred Dollars (\$500) each plus One thousand, Nine Hundred Fifty Dollars (\$1,950) for the electrical power and set up plus the permitting. Motion carried; all Board Members accepted.**

**New signage at pool will be installed by our Maintenance Department at a cost of Three Hundred Fifty Dollars (\$350).**

Lakes & Preserves – Clem Lagala

In Clem's absence, information from Aquatic Systems was given to Tru Hall regarding the aeration of 3 lakes and the proposed cost. We will look into getting additional bids.

**A Motion was made by Tru Hall and seconded by Jack Albright to approve a new contract with Aquatic Systems for the maintenance of our lakes. The two new contracts reflect a small increase (\$131) in services from Two thousand, nine hundred dollars \$2,900) to Three thousand, eleven dollars (\$3,011). Motion carried; all Board Members accepted.**

## Restrictions & Covenants – Tru Hall

Nothing to Report

## Hearing Committee – LeRoy Hoff

Tru Hall announced that LeRoy Hoff will be joining the Hearing Committee and that there will be a meeting on August 6, 2018, with 3 items on the agenda.

## Architectural Committee – Jack Albright

Jack Albright reported that there have been Twelve (12) requests since last Board Meeting: three (3) for landscaping, five (5) for structural changes and four (4) for exterior painting. Of these 12 requests, seven (7) were approved, one (1) is on hold and three (3) were denied.

## Safety & Security Committee – John Burd

John Burd reported while most issues have improved considerable, there are still homeowners using plastic bags instead of garbage cans. Other issues concern people on the basketball courts after dark.

## Covenants Change Committee – Karen Goodman

Karen Goodman reported that there are several items that can be addressed with regard to changing our covenants. They include raising the rental application fee, not allowing short-term rentals, requiring background checks, providing pictures of mixed breed dogs to be sure they are not on our list of unallowed breeds. These item changes will be discussed with our lawyer.

## Communication (Cable) Committee – Bob Evans

It is expected that Hotwire will move into the old 'Litestream' building by August 1, 2018.

## Old Business:

Common area landscaping needs: The Landscaping Committee (Carol Roach, Ruth Tune & Dolly Witter) obtained 3 bids for varying proposals on beautifying the community by adding plantings in several places throughout. Members of the Board will peruse the proposals and tour the community for an explanation of where the plantings are proposed.

## New Business

Landscape Services update: Because our new landscape company (ACE) submitted their 60-day notice, we are soliciting bids once again. Next week we will have a special Board meeting to choose a new Landscape contractor. The meeting time will be posted on the Website.

HOA Office Hours: (see Treasurer's Report)

Sidewalk/parking lot lights: (see Maintenance Report)

**Fireworks Restrictions: There was an incident involving fireworks post 4<sup>th</sup> of July Holiday. Since there are already restrictions on the books for fireworks during non-holiday times, some action needs to be addressed for those not following those rules.**

As a suggestion to the Maintenance Committee, Tru Hall noted that the Guardhouse should be painted and asked that we get some proposals on cost.

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

The next regular HOA meeting will be August 15, 2018.

Respectfully submitted  
Jane Cordisco