

August HOA Meeting Minutes

St James Golf Club Homeowners Association, Inc. Board of Directors Meeting August 15, 2018

On August 15, 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 except Karen Goodman and Jack Albright.

A Motion was made by Larry Cordisco and seconded by Marvin Ott to accept the minutes from the HOA Meeting of July 18, 2018. Motion carried, all Board Members present accepted.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of July 31, 2018 we have \$1,074,263 in the reserves account. There were Sixty-Four (64) Homeowners with past due HOA fees (presently, only 27), Two (2) Homeowners in bankruptcy; Three (3) in Collections; One (1) foreclosure; Six (6) properties with liens. The HOA Managed (from foreclosure) property at 616 Stanford has now been taken over by Deutsche Bank and, as a result, we were able to recover Four Thousand (\$4,000) dollars of the Twenty-Eight Thousand dollars (\$28,000) owed in past dues from the bank; the remainder (\$24,000) will be a 'write-off.'

The first draft of the 2019 Budget will be given to the Board for their review in the next month.

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: two irrigation valves have been replaced on Sheffield to correct a problem for seven houses in that area; the tot lot climbing dome has been completed; the 2018 drain cleaning is complete; sealing the Dover roundabout is scheduled for August; the 2018 palm tree trimming is complete; a new computer and software program has been approved for the new irrigation system and is ordered; the proposal to install lighting on the sidewalk from the office out to the parking lot has been approved and is scheduled for this month; Pool signs have been approved and are on order; Brightview, the new landscape company, will start the first week of September. On August 20 they will have a crew of 10 on site to catch up with trimming not done by ACE.

A Motion was made by Marvin Ott and seconded by Gail Logan to replace the flagpoles with telescoping flagpoles at a cost of Eight Hundred Dollars (\$800). Motion carried, all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Gail Logan to proceed with the painting of the Guardhouse by Affordable Pressure Washing & Painting at a cost of One Thousand, Six Hundred Dollars (\$1,600). Motion carried, all Board Members present accepted.

Lakes & Preserves – Clem Lagala

Clem reported that because of an abundance of rain, there is no algae problem in our lakes. However, the bid from Aquatic Systems for Bubblers was \$18,000 and to comply with our Covenants, we must have 3 bids. Clem clarified that Aquatic Systems is a distributor for Vortex; supplier of the bubblers and therefore, any other bids would likely be higher, since other companies would have to get the equipment from Aquatic Systems.

Restrictions & Covenants/Hearing Committee – LeRoy Hoff/John Burd

John Burd announced that at the recent meeting, the 4 homeowners on the agenda did not show and, consequently, will be sent fine letters.

Architectural Committee – Jack Albright

In Jack Albright's absence, Ric Martino reported that there have been Fourteen (14) requests since last Board Meeting, with Twelve (12) approved, one (1) sent to Maintenance for their review and one (1) on hold for more information.

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Safety & Security Committee – John Burd

John Burd noted that he observed aerial pictures of homes for sale in our community that had obviously been taken by drones. These homeowners will receive letters since this activity is prohibited in the community.

Covenants Change Committee – Karen Goodman

In Karen Goodman's absence, John Burd reported that changes were being made to the rules governing the sale and/or rental of properties.

Communication (Cable) Committee – Tru Hall

Hotwire will be repairing the AC in the old 'Litestream' building and moving in the next couple of days.

**A Motion was made by LeRoy Hoff and seconded by Larry Cordisco to adjourn the meeting at 8:05 PM.
Motion carried; all Board Members present accepted.**

The next regular HOA meeting will be September 19, 2018.

Respectfully submitted
Jane Cordisco