

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting November 16, 2016

On November 16, 2016, the HOA Board of Directors Meeting was called to order at 7:00 PM by our President, Marvin Ott. After the Pledge of Allegiance and moment of silence, roll call was taken with all Board members in attendance except Chris Evans (Tracy Johnson via phone).

A motion was made by Larry Cordisco and seconded by Marvin Ott to accept the minutes from the October 19, 2016 meeting. Motion carried; all Board Members present accepted.

A motion was made by LeRoy Hoff and seconded by Marvin Ott to accept the minutes from the November 9, 2016 Budget meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating that there are sixty-eight (68) past due accounts, four (4) foreclosures, six (6) properties with liens, no Bank-owned properties, one (1) HOA managed from foreclosure and two (2) in bankruptcy and seven (7) on Payment Plans. Letters will be sent from lawyer to thirty-four (34) Homeowners who are late with their quarterly HOA dues.

A Motion was made by Bob Coleman and seconded by Lynda Pratt to accept one half (1/2) of the amount owed to us by the homeowner at 401 Dorset. Presently, the total amount owed is \$13,273.50, which includes all legal fees. Motion carried; all Board Members present accepted.

A Motion was made by Bob Coleman and seconded by LeRoy Hoff to proceed with filing a foreclosure lien on the home at 697 Stanford Lane. Motion carried; all Board Members accepted.

A Motion was made by Larry Cordisco and seconded by Lynda Pratt to accept the Treasurer's Report. Motion carried; all Board Members accepted.

Maintenance Committee – Marvin Ott

Lynda Pratt made a presentation regarding the proposal from Greenland Nursery for the island plantings after which a motion was made to approve the plan and expenditure for the trees and installation at a cost of \$13,552.13. Because no one seconded this motion, the board did not vote and the motion died. This issue may receive further review and consideration in the future if so decided by the Board.

A Motion was made by Marvin Ott and seconded by LeRoy Hoff to purchase 10 HP and 20 HP pumps for our irrigation system at a total cost of \$3,400. Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

No Report this month; Clem Lagala was absent.

Restrictions & Covenants – Tracy Johnson

No new information received this month so no action was required.

Hearing Committee - Bob Evans

Bob Evans reported that a meeting is scheduled for December 7, 2016 regarding a homeowner who continues to park a boat in his front yard. Violation letters have been sent and after the third letter is

sent, he will be fined \$100 per day if he does not correct this violation.

Architectural Committee – Lynda Pratt

Lynda Pratt informed the Board that to date this year, she had had 35 Landscaping requests, 52 requests for various changes such as shutters, fences, doors, awnings, etc. and 30 painting requests.

Election Committee – John Burd

A motion was made by Bob Coleman and seconded by Marvin Ott to accept the Procedures for Elections, as presented to the Board by John Burd. Motion carried; all Board Members present accepted.

Security Committee – John Burd

John Burd also informed Board Members about security and violation concerns : storing garbage cans outside, street parking and a homeowner with a rabbit cage in back of their house. He advised this homeowner should be sent a violation letter.

Cable Committee - Bob Evans

Bob Evans informed the Board that there are 528 homes that are completely wired for our new Cable system. There are 63 homeowners who have not called Hotwire for an installation.

The Contract with Lifestream, our current Cable provider, ends on August 9, 2017. They have been put on notice via a letter from our Attorney that they must uphold their contract by burying existing exposed wires in the community.

Bob Evans also explained the current problems with the visitor's gate and noted that hopefully, it would be fixed by this weekend.

Consent Agenda:

A Motion was made by Bob Coleman and seconded by Larry Cordisco to adopt the 2017 Budget as written with an assessment of \$540 HOA Quarterly dues, starting in January 2017. Motion carried; all Board Members present accepted.

Homeowner Concerns

Who is fixing the wall at the front entrance? (This is being taken care of by the Insurance Company in the next 2 weeks) Why are the gates open for Halloween? (Gates are manned with our security people and only those who have friends in the Community are allowed in) Homeowner suggested earlier and less hours for the gate to be opened.

A motion was made by Marvin Ott and seconded by Larry Cordisco to adjourn the meeting at 8:20 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be December 21, 2016.

Respectfully Submitted by:

Jane Cordisco