

**St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting November 15, 2017**

On November 15, 2017, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Marvin Ott. After the Pledge of Allegiance and moment of silence, Roll Call was taken with Larry Cordiso and Chris Evans absent.

A motion was made by Marvin Ott and seconded by Tru Hall to accept the minutes from the October 18, 2017 HOA meeting. Motion carried, all Board Members present accepted.

A motion was made by Tru Hall and seconded by Marvin Ott to accept the minutes from the 2018 Budget Proposal meeting held on November 8, 2017. Motion carried, all Board Members present accepted.

Bob Coleman presented the Treasurer's Report indicating as of October 31, 2017 there is a net income of \$64,882. Also, there were seventy-five (75) past due accounts; two (2) in bankruptcy; two (2) foreclosures; two (2) properties with liens; one (1) HOA managed from foreclosure; and three (3) on payment plans. He also indicated that as of today there are twenty-five (25) past due accounts. The new coupon books were ordered and will go out mid-December.

A motion was made by Marvin Ott and seconded by Jack Albright to accept the Treasurer's Report. Motion carried, all Board Members present accepted.

Maintenance Committee - Marvin Ott

The Maintenance Committee met Thursday November 9, 2017. The committee is considering a new gel cover for the pool, no decision has been made yet. There is a to do list which has 39 items, 10 items are completed at this point which were discussed.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Aquatic Systems have been treating the lakes in the last few days. It was suggested that a note appear on the HOA on demand site to explain Aquatic Systems treatment of the lakes to reduce calls to the office.

Restrictions & Covenants – Tru Hall

Nothing to report this month. A committee may be formed to help enforce the restrictions and covenants in the future.

Hearing Committee – John Burd

John Burd indicated that a hearing committee meeting is scheduled for December 4, 2017 on storm shutter violations.

Architectural Committee – Jack Albright

There were 10 requests for October 2017—landscaping 4; structural changes 4; and exterior painting 2. There is one landscaping request denied and one on hold.

Safety & Security Committee – John Burd

The committee is following up with storm shutter removal. Other items will be taken care of in the near future. It was reported an individual was arrested after an unlocked vehicle was entered on Canterbury. The cameras showed an individual walking in from the Golf Club parking lot and the car leaving on the street was identified in other entries that same evening.

Communication (Cable) Committee – Tru Hall

The Board is checking with Hotwire concerning the 11 hour outage refund. Hotwire indicated to a homeowner that the outage had to be at least 24 hours to receive credit. The new Resident Directory will be printed in the next few days.

Election Committee – John Burd

John Burd presented Board with the proposed first notice of election and intent to be candidate forms which were reviewed by the attorney.

A motion was made by Bob Coleman and seconded by Tru Hall to approve the first notice of election and intent to be candidate forms. Motion carried; all Board Members present accepted.

Consent Agenda

Wetland permit renewal is \$6,600.

A motion was made by Tru Hall and seconded by Jack Albright to approve the expenditure of \$6,600 for the Wet Land Permit. Motion carried; all Board Members present accepted.

A discussion was held concerning a new contract for the replacement of the office copy machine for a total savings of \$3,900.

A motion was made by Tru Hall and seconded by Jack Albright to approve the installation of the copier. Motion carried; all Board Members present accepted.

New Business

Card room furniture tabled.

A discussion was held concerning the replacement of wiring for the irrigation system.

A motion was made by Marvin Ott and seconded by Tru Hall to approve \$18,200 to proceed with the wiring and valves for the irrigation system on NW Waverly. Motion carried; all Board Members present accepted.

Marvin Ott indicated that the brick pavers are ready to install at the bocce ball court.

A motion was made by Bob Coleman and seconded by Marvin Ott to approve the assessment of \$540 per quarter for 2018. Motion carried; all Board Members present accepted.

Discussion was held concerning short term rentals in the community as a result of incidents at 582 NW Waverly.

Discussion was held as to whether to allow groups to utilize the gazebos and common areas. The Board determined it was not appropriate since they need to be available to all residents.

There was a discussion concerning Lite Stream extending the use of their building. Several letters have gone back and forth with no reply to the terms of the letters. A final letter will be sent by the Board attorney indicating that Lite Stream has 10 days to remove their equipment.

A motion was made by Marvin Ott and seconded by Tru Hall to adjourn the meeting at 8:03PM. Motion carried; all Board Members present accepted.

The next regular HOA meeting will be December 20, 2017.

Respectfully submitted
Acting Recording Secretary

Laura Burd

