

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
July 12, 2010**

Minutes

CALL TO ORDER

The St Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:35 pm by Karen Stanley, Account Manager for First Coast Association Management. Board members present were Mike Yuro-President, Christina Welch- Vice President, Steve Sharpe – Treasurer, Patti Bayerl-Secretary, and Robert Sevestre- Director. Della Myers, the incoming Account Manager from First Coast Association Management was also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

The minutes of the April 5, 2010 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes. (Yuro/Welch)

FINANCIAL REVIEW

Karen Stanley reviewed the financial statements for the period ending June 30, 2010. The Association ended the period with year to date operating income of \$387,355.55 and year to date operating expense of \$380,638.39. Accounts receivables for both cable/internet and Association fees totaled \$64,985.06. A motion was made, seconded and passed to approve the financial report as presented. (Sevestre/Sharpe)

COMMITTEE REPORTS

A. Covenant Enforcement Committee

No report was given.

B. Architectural Review Committee

No report was given.

OLD BUSINESS

Treasurer's Report - Capital Contribution Usage and Investment Strategy

Steve Sharpe reported on his research for investment options on capital contributions. With input from Margaret Storey, CFO of First Coast Association Management, he recommended that the balance be retained where it is, given the uncertainties of operating revenues presently. No action was taken by the Board.

Steve also requested copies of all invoices approved by the management agent.

NEW BUSINESS

- a. The Board requested that the ARB submit planned revisions to the Architectural Guidelines for the Board's review prior to the end of July, so they may be adopted at the October Board meeting. It was also requested that Heather Mickelson, the webmaster, be asked to send out an email blast to homeowners re: the October meeting and the ARB guidelines to be considered.
- b. The Board considered current delinquencies, and requested that the first seven (7) homeowners on the A/R list with balances exceeding \$2,000 and liens already filed, be sent Intent to Foreclose letters. Also the status of the amount owed for 1205 Stonehedge Trail Ln (\$1,748.25) was requested.

Homeowner Discussion

Rich Barrett of 932 Brookhaven Dr presented an appeal from a violation hearing where CEC requested that he remove the above-ground trampoline installed on his property. As the trampoline was somewhat secluded from view, the Board recommended that he submit an ARB application to see if he can get an exemption from the current rule which prohibits trampolines.

Nick Howard requested Board's input for solving the problem of his dog bending the aluminum fence bars. The Board recommended invisible fence installation.

Another owner recommended that the Board keep a close watch over any unnecessary proposed increases in CDD fees.

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 8:03 pm. (Christina/Patti)