

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
October 18, 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 Mike Yuro. Board members present were Mike Yuro- President, Christina Welch- Vice President, Steve Sharpe – Treasurer, Patti Bayerl- Secretary, and Robert Sevestre- Director. Alice Hubbard and Amy Layne from First Coast Association Management were also present. A quorum of the Board was verified.

**REVIEW OF UNAPPROVED MEETING MINUTES**

The minutes of the July 12, 2010 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes with changes. (Bayerl/Yuro)

The minutes of the September 20, 2010 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes with name change. (Bayerl/Sevestre)

**FINANCIAL REVIEW**

Alice Hubbard reviewed the financial statements for the period ending August 31, 2010. The Association ended the period with year to date operating income of \$524,919.59 and year to date operating expense of \$506,068.75. Accounts receivables for both cable/internet and Association fees totaled \$92,444.44. A motion was made, seconded and passed to approve the financial report as presented. (Yuro/Welch)

**COMMITTEE REPORTS**

**A. Covenant Enforcement Committee**

No report was given.

**B. Architectural Review Committee**

Jennifer Beggs, Jennifer Hayes and Eileen Baumgaertner were present as representatives of the ARC primarily to be available to discuss the proposed ARC guidelines. The committee provided information regarding the reason for the proposed changes including the guidelines having more detailed information available to the committee when reviewing architectural review proposals.

**OLD BUSINESS**

**Review/Approval Revised Architectural Review Guidelines**

The Board reviewed the revised architectural review guidelines as prepared by the Architectural Review Committee (attached to these minutes). The Board and

ARC discussed the proposed changes and the Board made a decision to not change the guidelines relevant to not allowing PVC style fencing and left the guideline the same as is currently in place. Additionally discussed were proposed changes to definition of service walls.

Discussion was held on notifying the community in advance of official adoption of revised guidelines by posting the guidelines on the community website and advising owners of this in Annual Membership Meeting mailing.

Due to the time constraints of the meeting the Board decided to continue this discussion at a later date. Upon confirmation of date and time of next Board meeting the agenda will be posted on the website and on the bulletin board.

### **NEW BUSINESS**

- a. Review/Approval Revised Committee Guidelines – The Board of Directors reviewed the proposed revisions to the Committee Guidelines which had previously been discussed at the September 20, 2010 Board Meeting. Christina Welch made a motion to approve the Committee Guidelines for the Architectural Review Committee & Covenant Enforcement Committee which will take effect January 1, 2011, Mike Yuro seconded and the motion was unanimously carried.
- b. Appointment of CEC Members – The Board of Directors appointed Fred Davis and Jack Spradley to serve on the Covenant Enforcement Committee.
- c. Discussion of Committee Meeting Dates – In order to have a First Coast Management representative available to begin attending the Committee meetings in January 2011, the Board discussed changing the meeting dates so that both committees met on the same nights.
- d. Owner Appeal 932 Brookhaven – Mr. Barrett of 932 Brookhaven was present in order to appeal the decision of the Architectural Review Committee regarding his installed above-ground trampoline. The ARC had made their decision as based on the current guidelines in place which specifically prohibit above-ground trampolines. The Board and Committee members present discussed the specific circumstances surrounding the installed trampoline at 932 Brookhaven including the owner has painted the trampoline a neutral color and that the trampoline is not visible from the roadway or surrounding lots, additionally the Board reviewed a letter from the neighbor of 932 Brookhaven who advised they had no objections to the trampoline. A motion was made to approve the variance request from 932 Brookhaven to allow the trampoline to remain installed, the motion was seconded and approved. (Yuro/Welch)
- e. Owner request 1871 Cross Pointe Way – The Board of Directors reviewed a written request from 1871 Cross Pointe Way to have approval to park his JEA vehicle in his driveway. Due to the size of the vehicle it is not able to be parked in the garage of the home. A motion was made to deny the owner request for permission to park JEA vehicle in driveway unless there were emergency situations such as storm or hurricane, the motion was seconded and approved. (Bayerl/Sharpe)

- f. 2011 Operating Budget Review – The Board of Directors reviewed the draft of the proposed 2011 operating budget in preparation for mail out to the community and vote at November 15, 2010 Board meeting. The Board requested information from management regarding the 2011 bad debt calculations.

**ADJOURNMENT**

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 8:35 pm.