

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
November 15, 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 October 18, 2010 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes as recorded. (Welch/Bayerl)

The minutes of the October 25, 2010 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes with name change. (Yuro/Welch)

FINANCIAL REVIEW

Amy Layne reviewed the financial statements for the period ending October 31, 2010. The Association ended the period with year to date operating income of \$655,213.12 and year to date operating expense of \$638,243.81. Accounts receivables for both cable/internet and Association fees totaled \$101,350.46. A motion was made, seconded and passed to approve the financial report as presented. (Sharpe/Yuro)

UNFINISHED BUSINESS

Review/Approval Revised Architectural Review Guidelines

The Board advised that the proposed revised guidelines had been posted on the website and requests for comments/questions were to be made in writing prior to the meeting. Patti Bayerl provided a brief overview of some of the changes in the revised guidelines. A motion was made to approve the revised architectural review guidelines, seconded and carried. (Yuro/Welch)

NEW BUSINESS

Review/Approval of 2011 Operating Budget

Discussion was held with regards to the proposed 2011 operating budget which does reflect a slight increase in association fees due to bad debt funding and an increase in the cable/internet fees due to 5% increase in agreement.

The Board and management responded to questions and comments from the members regarding bad debt funding and issues surrounding the LiteStream agreement.

Also discussed was the Board forming a committee to review the LiteStream agreement in preparation for the end of the agreement in 2013.

Alice Broadbent requested that the Board form a committee to review ways to reduce costs associated with office expenses for the community.

Website Discussion

The Board discussed a verbal request by the current website administrator for an increase in the monthly costs associated with updating the HOA side of the website.

A request will be made to have administrator put a request in writing to the Board for discussion at next Board meeting.

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 7:10 pm. (Yuro/Bayerl)

Stepan Kira, Secretary

Date