

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
March 21, 2011**

**Minutes**

**CALL TO ORDER**

The St Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:33 pm by Pam Watt. Board members present were Pam Watt- President, Patti Bayerl- Vice President, Stepan Kira-Secretary, Steve Sharpe-Treasurer and Richard Barrett- Director. Amy Layne from First Coast Association Management was also present. A quorum of the Board was verified.

**REVIEW OF UNAPPROVED MEETING MINUTES**

The minutes of the January 17, 2011 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes as recorded. (Kira/Sharpe)

**FINANCIAL STATEMENT REVIEW**

Amy Layne reviewed the financial statements for the period ending February 28, 2011. The Association ended the period with year to date operating income earned of \$134,448.95 and year to date operating expense of \$132,373.658. Accounts receivables for both cable/internet and Association fees totaled \$95,072.43

Additionally discussed were the March 2011 delinquency review of outstanding accounts and the most recent information regarding collections including status of bankruptcy and mortgage foreclosure.

The Board requested that any miscellaneous amounts under \$25.00 be waived except for those accounts that reflect an amount that was underpaid for the increased 2011 fees.

Also discussed were the surplus from 2010 and what action should be taken with regards to these funds. A motion was made, seconded and approved to transfer the surplus from 2010 into the capital account. (Sharpe/Barrett)

**Property Managers Report**

Amy Layne provided a report regarding recent action within the community including the committee minutes from the recent Architectural Review & Covenant Enforcement Committee meetings that were held on March 14, 2011.

## **COMMITTEE REPORTS**

### **Covenant Enforcement**

Discussion was held with regards to the recent committee meeting held on March 14, 2011 and the Board reviewed the minutes from the meeting. Amy Layne also advised the Board of a shed that is currently on the property that was allowed based on mediation held between the owner and the Association, however per the mediation agreement the shed will need to be removed by June 2011. A letter will be sent to the owner reminding them of this fact. Ms. Layne also reported that during a recent inspection she observed a young child on a small motorcycle riding on the roadways.

### **Architectural Review**

Discussion was held with regards to the recent committee meeting held on March 14, 2011 and the Board reviewed the minutes from the meeting. The Board requested that all personal information be removed from the minutes that are posted on the website.

## **OLD BUSINESS**

### **Appointment of Litestream Contract Review Committee**

Richard Barrett provided updated information regarding his discussion with a potential committee member and their initial review of the current cable/internet bulk rate contract. A motion was made to appoint Richard Barrett as the Board liaison to the Litestream Contract Review Committee and the following owners upon their acceptance to serve on this committee, Lisa Hathaway, Julie Martin, Ben Lavarias and Paul Armstrong, the motion was seconded and approved. (Bayerl/Kira) The committee will be tasked with reviewing the contract and providing recommendations to the Board of Directors on what action should be taken with regards to the contract which expires in 2012.

### **Adopt a Highway Program**

Pam Watt provided updated information regarding this program and she anticipates the signage will be available on March 23, 2011. An email blast is being sent to the community requesting volunteers for this program.

### **Website Discussion**

No additional information was received from the website administrator regarding the costs associated with the website. The Board requested removing this item from the agenda unless additional information is received.

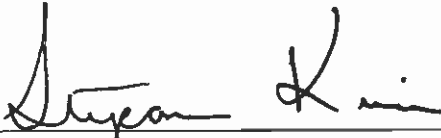
**NEW BUSINESS**

**CDD/Common Area Maintenance Deficiencies**

The Board discussed the continued complaints received with regards to the CDD/Common Area maintenance deficiencies including excess trash, weeds and dead sod. The Board approved sending a letter to the CDD regarding the complaints the Community Association is receiving regarding these areas.

**ADJOURNMENT**

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting.

  
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Stepan Kija, Secretary

May 16, 2011  
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Date