

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
July 18, 2011**

**Minutes**

**CALL TO ORDER**

The St Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:30 pm by Pam Watt. Board members present were Pam Watt- President, Stepan Kira-Secretary, Steve Sharpe-Treasurer and Patti Bayerl- Vice-President. Amy Layne from First Coast Association Management was also present. A quorum of the Board was verified.

Also in attendance were representatives from the Covenant Enforcement Committee and Architectural Review Committee.

**REVIEW OF UNAPPROVED MEETING MINUTES**

The minutes of the May 16, 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 June 30, 2011. The Association ended the period with year to date earned operating income earned of \$410,265.77 and year to date operating expense of \$404,072.38. Accounts receivables for both cable/internet and Association fees totaled \$95,251.01 of which \$5,999.67 was due to violation fines.

Additionally discussed was the July 2011 delinquency review of outstanding accounts and the most recent information regarding collections including status of bankruptcy and mortgage foreclosures. The Board reviewed the four (4) accounts that were at the step in collection activity to send Intent-to-Foreclose notices and decided to hold on any further collection activity at this time due to the current foreclosure/bankruptcy action on these accounts. Additional information regarding one specific account was requested from association attorney.

**Property Managers Report**

Amy Layne provided a report regarding recent action within the community including providing the committee minutes from the recent Architectural Review & Covenant Enforcement Committee meetings that were held on July 11, 2011. Also included in the manager's report was an invitation to the Board to attend upcoming CAI "Budget for Dummies" panel in August.

## **COMMITTEE REPORTS**

### **Covenant Enforcement**

Amelia Johnson, Secretary of the Covenant Enforcement Committee provided a verbal report of the recent Committee meeting which included information regarding the Yard of the Month guidelines to be provided to Patti Bayerl for inclusion in the September Newsletter. Also discussed were the issues with mailbox repairs and replacements and what standards are in place to provide to owners. Patti Bayerl advised that the Board had already facilitated locating a vendor in 2009 with regards to repairs/replacements. Amy Layne will research this and provide any information to Amelia Johnson for further investigation.

Also discussed was the Committees need to review the current guidelines with regards to "sod replacement" and provide recommendation to Board for revisions/corrections due to changes in Florida Statutes regarding "Florida Friendly Landscaping".

### **Architectural Review**

Rocky Adams, Chairperson of the Committee was in attendance at the meeting and provided a brief review of recent action of the Architectural Review Committee. Discussion was held regarding ongoing violations at a specific property and the recent action by both the ARB and CEC to assist this owner. However no corrective action has been taken by owner to correct issues.

## **OLD BUSINESS**

### **Litestream Contract Review Committee**

Richard Barrett was not in attendance to provide report however this Committee did meet in May 2011. Additionally an owner has volunteered to serve on this committee however this request will be tabled until Mr. Barrett returns and reviews the owner's request.

## **NEW BUSINESS**

### **Appoint New Covenant Enforcement Committee Member**

A motion was made, seconded and approved to appoint Mike Smith to serve on the Covenant Enforcement Committee (Kira/Sharpe)

### **General Discussion**

Discussion was held regarding communication received from owner about concerns of speeding within the community. The Board while having no jurisdiction over the roadways will recommend to the owner to contact the St. Johns County Sheriffs Office

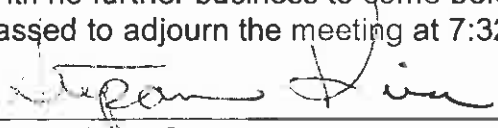
regarding the speeding concerns. Periodically the Sheriffs Office is onsite to issue tickets for traffic violations.

Pam Watt asked if there was any update regarding the complaints received regarding home on Drury Court and unauthorized access on private property. Amy Layne advised that as per previous Board instruction letters had been sent to owners on Eagle Point with regards to the Board's review of their communication and copy of lot survey of adjacent lot. Ms. Layne also advised the Board that letter had been sent to owner on Drury Court regarding the installation of their fence which had not received prior ARB approval.

A brief discussion was held regarding ongoing complaints from owners with regards to unauthorized access to their properties specifically due to fishing.

**ADJOURNMENT**

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 7:32 p.m.

  
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Stepan Kira, Secretary

9/19/2011  
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Date