

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 23, 2012**

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, Michael Conching-Vice President, Stepan Kira-Secretary, Shea Knauff-Treasurer. Absent - Richard Barrett-Director. Alice Hubbard from First Coast Association Management was also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

The minutes of the November 30, 2011 and the January 4, 2012 Board meetings were reviewed. A motion was made, seconded and passed to approve both sets of minutes as recorded. (Barrett/Knauff)

FINANCIAL STATEMENT REVIEW

Alice reviewed the financial statements for the period ending November 30, 2011. The Association ended the period with year to date earned operating income earned of \$763,215.03 and year to date operating expense of \$740,640.76. Accounts receivables for both cable/internet and Association fees totaled \$130,351.34.

Additionally the Board reviewed and discussed the collection summary as of January 4, 2012 with accounts with outstanding balances of greater than \$1,000 it included the status of bankruptcy and mortgage foreclosures. A motion was made, seconded and passed to approve all intent to foreclosure action recommended and two foreclosure actions on accounts 1156003 and 1816014. (Kira/Conching)

Further discussion was held regarding account number 1850 which was quit claim deeded to the Association. The property is encumbered by a mortgage but the bank foreclosure has stalled. Discussion was held regarding inspecting the unit and making it ready and available to rent in order to recover some of the past due Association fees.

COMMITTEE REPORTS

The first order of business was to appoint new committee volunteers for both the Architectural Review and Covenant Enforcement Committees. A motion was made, seconded and passed to appoint committee members as per the rosters attached and made a part of these minutes. (Kira/Conching)

Architectural Review

No report.

Covenant Enforcement

The most recent violation report was provided to the Board for review. Additionally, Alice reported that a mutual inspection of the community had been conducted with members of the committee and herself on January 20th. The committee is presently drafting a community-wide letter to be mailed to the community with respect to lawn maintenance standards and general reminders pertaining to the covenants. Due to the volume of mailboxes in need of refurbishment, a separate letter will be drafted and included in this mail-out to address the mailbox refurbishment matter. Alice reported that the committee efforts to gain compliance by the owners at 1020 Eagle Point with respect to several violations having been unsuccessful, legal action is recommended due to the egregious nature of these violations. A motion was made, seconded and passed to engage an attorney in this matter. (Knauff/Kira)

Litestream Contract Review

No report.

NEW BUSINESS

Political Signage Policy

Steven Kira presented a suggested policy to be adopted by the Board with respect to political signage. Following review, a motion was made, seconded and passed to adopt the policy which stipulates that owners may display no more than two signs no sooner than two weeks before the election and removed no later than 3 days after the polls close. Additionally the policy stipulates the approved size and placement of signage. The full policy will be displayed on the community website. (Kira/Knauff)

Adopt a Highway Program

Pam Watt reported on the Adopt a Highway program and advised that the Association had adopted Leo McGuire Rd. The adoption entails a community effort to keep the street free of litter. The county provides signage as part of the program indicating which group has adopted which highway, however, the signage provided by the county is not in keeping with community standards and quotes are to be solicited for appropriate signage.

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 7:45 p.m. (Watt/Kira)

Stepan Kira, Secretary

Date