

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 21, 2013**

Minutes

CALL TO ORDER

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:30pm by Michael Conching. Board members present were Michael Conching - President, Patrick O'Neil – Vice President, Shea Knauff – Treasurer and Amelia Johnson – Secretary. 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 9, 2012 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes as recorded.

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending December 31, 2012. The Association ended the period with year to date operating income earned of \$863,253.37 and year to date operating expense of \$862,855.15. Accounts receivables for both the cable/internet and Association fees totaled \$114,450.53. Alice reviewed the status of delinquent accounts.

COMMITTEE REPORTS – (Appointment of New Members)

Covenant Enforcement: New members were approved as follows: Jerry Brannnon – Chair, Mike Smith, Erika Reese, Mark Musick and Mark Boyer. Mailbox refurbishment was discussed, and it was agreed a letter to specific homeowners threatening a fine for refurbishment not completed should be sent.

Architectural Review: New members were approved as follows: Rick Egger – Chair, Hayley D'Jock, Manju Prasad and Mike Williamson. New Sherwin Williams paint samples were discussed, and it was agreed the new samples would be available at the new Sherwin Williams store on CR210.

Litestream Contract: It was confirmed a broker has been hired to help with cable contract negotiations. It was decided a decision needs to be made by June to ensure homeowners can be made aware of any possible changes in a timely manner, and no interruptions occur in cable/internet availability.

UNFINISHED BUSINESS

Sidewalk Repairs: After meeting with the CDD to discuss sidewalk repairs, a letter to homeowners was drafted by the CDD to address the concerns of the CDD and HOA. It was decided the wording of said letter did not reflect the proper tone of the HOA, and modifications were made. Such modifications will be discussed at the CDD meeting on Wednesday, January 23, 2013.

NEW BUSINESS

Goals for the year, delegate duties, etc: A new meeting time of 6pm was approved. A list of new ideas were presented by attending members, and it was decided new ideas and suggestions should be collected from homeowners via email. A Meet and Greet, consisting of all Board Members, CEC Members, ARB Members, and the CDD, would take place at the Clubhouse on Thursday, February 28, 2013, allowing all Members to greet homeowners and receive comments. The HOA has committed to more open lines of communication and implementation of positive improvements for this term.

Miscellaneous: Alice educated all Board Members on the process of HOA foreclosures, and updated everyone on the status of the single Association-owned property.

HOMEOWNER COMMENTS

One homeowner was present and offered various comments and suggestions to the Board.

ADJOURNMENT

With no further business to come before the Board, a motion was made, seconded and passed to adjourn the meeting. The next meeting will be will be at 6:00 pm on Thursday, February 28, 2013, at the St. Johns Golf and Country Club Clubhouse.

Amelia Johnson, Secretary

Date