

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
March 18, 2013**

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 Alice Hubbard. Board members present were Patrick O'Neil – Vice President, Amelia Johnson-Secretary and Richard Barrett-Director. Alice Hubbard and Nory Rivera from First Coast Association Management were also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

The minutes of the January 21, 2013 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes as recorded. (O'Neil/Johnson)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending February 28, 2013. The Association ended the period with year to date operating income of \$148,396.27 and year to date operating expense of \$142,012.03. Accounts receivables for both cable/internet and Association fees totaled \$119,086.55. Alice reviewed the status of delinquent accounts and collection actions.

COMMITTEE REPORTS

Covenant Enforcement Committee

Alice Hubbard reported to the Board that the CEC inspection took place Friday, March 15, 2013. Alice reported that mutual inspections of the community are conducted with members of the committee and First Coast Association Management on a monthly basis. A mailbox inspection was also conducted on Brookhaven Drive and Meadowview Lane. The committee is noticing improvement in the mailboxes throughout the community due to this effort.

Architectural Review Committee

Alice Hubbard reported on behalf of the committee that at the meeting held March 11, ten applications were submitted for review. Six were approved as submitted, two were approved with conditions, one was denied pending additional information and one was denied. Alice also stated that the committee was in need of additional volunteers.

Litestream Contract

Richard Barrett reported that a contract had been signed with Jay Abbazia, a cable consultant who will work on behalf of the Association to negotiate a new bulk cable/internet agreement. Litestream has been notified of the Associations intent to not renew the existing agreement. Requests for new proposals have been sent to Comcast, AT&T and Litestream.

NEW BUSINESS

Miscellaneous Discussion

Discussion was held regarding possibly establishing a new committee to act as a liaison for the owners between the CDD and HOA. Discussion was held regarding the new committee and what it would be called and what functions it would serve. Amelia Johnson was asked to draft a suggested committee operating charter to be submitted to the Board for review at the next meeting. Discussion was held in regard to the need for owner volunteers to assist with the Adopt A Road program by policing grounds for trash.

ARC Appeal

The Stevenson's the owners of 829 Hampton Crossing Way addressed the Board to appeal the ARC's denial of their recent application for a fence. The fence was denied because the proposed fence tied into the rear corner of the pool cage rather than the back corner of the house as is required under the existing guidelines. The Stevenson's neighbors were present and also addressed the Board in support of the proposed fence and location. Following discussion a motion was made, seconded and passed to grant a variance for the fence to be constructed as proposed due to the narrow lot configuration, support of adjacent neighbors and low visibility. (Johnson/Barrett)

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting (O'Neil/Barrett)

Amelia Johnson, Secretary

Date