

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
July 8, 2013**

Minutes

CALL TO ORDER

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 5:00 pm by Alice Hubbard. Board members present were Michael Conching – President, Patrick O’Neil – Vice President, Amelia Johnson-Secretary and Richard Barrett – Director. Alice Hubbard and Margaret Storey from First Coast Association Management were also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

The minutes of the May 20, 2013 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes as recorded. (Johnson/ Conching)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending May 31, 2013. The Association ended the period with year to date operating income of \$370,403.84 and year to date operating expense of \$363,989.84. Accounts receivables for both cable/internet and Association fees totaled \$94,966.25. Margaret Storey reviewed the status of delinquent accounts and collection actions and the aged owner balances as of June 30, 2013. Margaret provided the Board with a comparative analysis of fees for collection action for both FCAM and ACR. A motion was made, seconded and passed to approve the financial report as presented (Conching/Barrett)

COMMITTEE REPORTS

Covenant Enforcement Committee

Alice Hubbard provided the Board with the most recent violation report for their review. Discussion was held regarding the frequency in which the foreclosed homes were being mowed. A motion was made, seconded and passed to increase the frequency from one time to two times per month during the growing season (Barrett/Johnson)

Architectural Review Committee

The Board meeting having been moved up a week, the Architectural Review Committee has not yet met for the month. Accordingly, there was no report.

Litestream Contract

Richard Barrett reported on the on-going efforts of the Associations cable consultant to negotiation options for cable internet services to negotiate options for cable internet services at the expiration of the Litestream agreement. To date, no decisions have

been made with respect to any renewal, contract extension or change in service provider.

Homeowner Liaison

Bill Stroer was identified as the Committee Chairman. The Committee held their first meeting and is working to recruit teenagers volunteers for the adopt a road program who can benefit from the community service hours awarded for policing the roads.

NEW BUSINESS

ACR Collection Agency Proposal

Ben Hippelli with ACR made a presentation to the Board with respect to the services provided by ACR with regard to the collection of delinquent accounts. Following review of the aged owner balances, it was determined that the Association receivables did not warrant the use of a collection agency at the present time and did not meet the 25 account minimum required by ACR.

MISCELLANEOUS DISCUSSION

Due to the recent child abduction on the west side of Jacksonville, discussion was held with respect to the feasibility of amending the covenants to require background checks for renters in the community. Discussion followed and the Board concluded that amending the covenants would require a 2/3 affirmative vote of the membership would be difficult to obtain and if it did pass, it would be difficult to enforce. The Board concluded that the better option was to work to educate Owners on awareness and the utilization of the Florida Department of Law Enforcement's sexual offender database.

ADJOURNMENT

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

Amelia Johnson, Secretary

Date