

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
September 16, 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, Shea Knauff - Treasurer, Amelia Johnson-Secretary and 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 July 8 and August 27 2013 Board meetings were reviewed. A motion was made, seconded and passed to approve the minutes as recorded.
(Conching/Johnson)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending August 31, 2013. The Association ended the period with year to date operating income of \$599,333.12 and year to date operating expense of \$581,402.08. Accounts receivables for both cable/internet and Association fees totaled \$101,573.27. A motion was made, seconded and passed to approve the financial report as presented. (Barrett/O’Neil)

COMMITTEE REPORTS

Covenant Enforcement Committee

Alice Hubbard provided the Board with the most recent violation report for their review.

Architectural Review Committee

Alice provided an Architectural Report of those applications submitted and approved at the last meeting.

Litestream Contract

Michael Conching reported that a new lawyer had been hired to represent the Association in the Litestream contract matter, Charles Jimmerson. Mr. Jimmerson is an experienced lawyer that has worked with Litestream before in contract related issues. The Litestream contract expires October 31st and the Board has proposed continuing on a month-to-month basis with Litestream while they continue to negotiate and seek the best option for the community with respect to the bulk cable contract.

Homeowner Liaison

Steve Sharp reported on behalf of the committee. The committee is meeting regularly and has started a Facebook page as a way of opening dialogue between owners and the committee. Most of the correspondence from owners has been related to CDD issues, specifically, concerns regarding the condition of the landscaping. Additionally, the committee is recruiting volunteers for the adopt-a-road program and clean up of Leo McGuire Parkway. This is a good opportunity for high school students to obtain community service hours.

NEW BUSINESS

Budget and Annual Meeting

Discussion was held regarding the upcoming Board Budget Meeting and Annual Membership meeting which is tentatively scheduled for November 20th. The 2014 proposed budget will not require a fee increase due primarily to: a reduction in bad debt, no increase to the cable/internet fee for 2014 due to the ongoing negotiations, additional revenue generated from the home the Association took title to.

HOMEOWNER COMMENTS

Mike Yuro, an owner and consulting engineer for the CDD, reported that the CDD is in the process of rebidding the landscape maintenance contract due to dissatisfaction with the level of service being provided. Additionally, he reminded the Board of the need to request permission from the CDD Board to utilize any right of ways or easements that may be required for the installation of any future cable/internet infrastructure.

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting (Conching/Knauff)

Amelia Johnson, Secretary

Date