

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 20, 2014**

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, Richard Barrett – Director and James Frederick - Treasurer. Alice Hubbard from First Coast Association Management was also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

Minutes from the December 2, 2013 regular meeting of the Board were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Johnson/Barrett)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending December 31, 2013. The Association ended the period with year to date operating income of \$901,496.15 and year to date operating expense of \$881,274.55. Accounts receivables for both cable/internet and Association fees totaled \$67,354.07. Alice reviewed the status of delinquent accounts as of January 13, 2014. Following discussion, the Board approved intent to foreclose action on four accounts #'s 749, 1165, 2021, 1722. A motion was made, seconded and passed to approve the financial report and collection action as approved by Board. (Barrett/O’Neil)

COMMITTEE REPORTS

Covenant Enforcement

Alice Hubbard provided the Board with the most recent violation report for their review and advised that an inspection had recently been completed and focus continues to be mailbox refurbishment at this time due to lawns being dormant.

Architectural Review

Alice provided an Architectural Report of those applications submitted and approved at the last meeting and introduced new committee volunteer Edja Graunke.

Litestream Contract

Rich Barrett and Michael Conching provided an overview on the Association’s on-going discussion with Litestream in regard to contract termination and potential transition to Comcast. The Litestream contract ends August 31, 2014, tentatively, the plan is to transition to Comcast subject to an agreement on proposed revisions to the Comcast

contract including a deadline for the transition and performance obligations regarding the plan for implementation. Michael advised the Board that the Board would finalize the contract and execute on behalf of the Association. Michael advised that the contract with Comcast is a ten year agreement that provides for more competitive rates and better customer service with no impact to the Association fee.

Homeowner Liaison

Patrick O'Neil advised that committee having not met in January had no report. He advised that the committee plans to meet the first Thursday of the month going forward.

UNFINISHED BUSINESS

Appointment of New Committee Members

Alice presented the names of the owners who volunteered to serve on the Covenant Enforcement and Architectural Review committees who had submitted their names at the annual meeting. A motion was made, seconded and passed to appoint Michael Serra to the Covenant Enforcement and Edja Graunke to the Architectural Review Committee. (Johnson/O'Neil)

NEW BUSINESS

Goals for 2014

This item was tabled for a future meeting.

ADJOURNMENT

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

Amelia Johnson, Secretary

Date