

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 26, 2015**

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, James Frederick – Treasurer, Amelia Johnson – Secretary and Jeffrey Gibbons – Director. Alice Hubbard from First Coast Association Management was also present. A quorum of the Board was verified.

APPOINTMENT OF 2015 BOARD OFFICERS

Jim Frederick made a motion to nominate the same slate of officers for 2015 that had served in 2014. Jeffrey Gibbons seconded the motion and the motion passed unanimously. The officers were seated as follows: Michael Conching - President, Patrick O’Neil - Vice President, James Frederick - Treasurer and Amelia Johnson - Secretary.

REVIEW OF UNAPPROVED MEETING MINUTES

Minutes from the November 17, 2014 regular meeting of the Board were reviewed following which, 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 December 31, 2014. The Association ended the period with year to date operating income of \$925,868.67 and year to date operating expense of \$961,586.15. Accounts receivables for both cable/internet and Association fees totaled \$52,695.37. Alice reviewed the status of delinquent accounts as of December 31, 2014. A motion was made, seconded and passed to approve the financial report as presented and to approve a pre-foreclosure letter from the Board to all candidates identified as ready for Intent to Foreclosure as the next step in the collection process. If not response is received in 30 days, the Intent to Foreclosure action is approved. (Frederick/Conching)

NEW COMMITTEE MEMBER APPOINTMENT

A motion was made, seconded and passed to approve new committee members to the Covenant Enforcement, Architectural Review (Gibbons/Johnson). A motion was made, seconded and passed to approve the appointment of new committee members to the Homeowner Liaison Committee (Frederick/O’Neal). Alice advised that she would update the committee rosters and notify the new committee members as to their appointment.

COMMITTEE REPORTS

Covenant Enforcement

Alice provided the Board with a copy of the most recent violation report.

Architectural Review

Alice provided the Board with a copy of the most recent architectural review report indicating the actions taken on applications during the last month.

Litestream Contract

Michael Conching reported that there is no legal update on the Litestream matter other than waiting on an arbitration date. Matt Youngblood reported cable and internet services through Comcast would be available for activation mid-February. Owners will need to set staggered appointments with Comcast as Comcast cannot set up 799 accounts at one time. Matt advised that large scale open house type events would be held to facility owner appointments. Comcast will have representatives on hand to answer questions on services and installation. A plan has not yet been formulated for the return of Litestream equipment but instructions will be provided to owners for both returning Litestream equipment and setting up Comcast in the near future.

Homeowner Liaison

Bill Stroer reported on recent committee activities including continued work on trash pick-up throughout the community, a request to the CDD to install trash cans in the neighborhood, beginning a block captain program to solicit input from owners, working with the Club to request additional services requested by owners for enhanced facilities, streamlining communications through newsletters, web blasts and Facebook page. It was suggested that the Board and the Committee members hold a mixer sometime in February to provide an opportunity to get to know one another in an informal setting.

Alice was requested to contact Jill Flores to ensure that she has the most recent rosters and minutes posted to the website under the HOA tab.

NEW BUSINESS

ARB Variance Request 1713 Highland View

Alice presented a request for a variance to place a portable spa on a patio without being located under a covered porch as stipulated in the Architectural Guidelines. The Owner was present at the meeting and advised that the hot tub was not visible to neighbors or from the golf course due to heavy vegetation. Board member, Jeff Gibbons, verified this information having inspected the site prior to the meeting. Discussion was held, following which a motion was made, seconded and passed to approve the variance request for a hot tub on an open patio subject to maintaining the vegetative screening. (Frederick/Conching)

ADJOURNMENT

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

Amelia Johnson, Secretary

Date