

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

Minutes

CALL TO ORDER

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:00 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.

CHANGE IN OFFICER POSITONS

Michael Conching advised that he was selling his home and would be re-locating to Hawaii by the end of the year and can no longer serve in the capacity of Board President but would stay on through the end of the year as a Director. The Board determined the new slate of officers as follows, Patrick O’Neil – President, Amelia Johnson – Vice President, James Frederick – Treasurer, Jeffrey Gibbons – Secretary, and Michael Conching – Director.

REVIEW OF UNAPPROVED MEETING MINUTES

Minutes from the March 31, 2015 regular meeting of the Board were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Gibbons/O’Neil)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending April 30, 2015. The Association ended the period with year to date operating income of \$312,722.57 and year to date operating expense of \$395,075.18. Alice noted that payment was paid to both Lifestream and Comcast during the month of April creating a negative variance in the cable service line item as a result of the Board’s approval to continue to utilize Lifestream through April 30th in order to assist and facilitate a smooth transition from one provider to the other. Accounts receivables for both cable/internet and Association fees totaled \$78,707.97. Alice advised the Board that Margaret Storey had e-mailed them an updated collection summary and that the Board needed to review and provide her direction related to collection activity on several accounts. A motion was made, seconded and passed to approve the financials as reported. (Johnson/Gibbons)

COMMITTEE APPOINTMENTS/REPORTS

Covenant Enforcement

Alice provided the Board with a copy of the most recent violation report. Discussion was held regarding street parking which continues to be a problem within the community. Michael Conching relayed that the community demographic is changing with a lot of the children having become teenagers which is contributing to the problem.

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 on the Litestream litigation and advised that Litestream had changed counsel and a 6 month extension had been granted for discovery. Arbitration is expected to take place the first quarter of 2016.

Homeowner Liaison

No report.

UNFINISHED BUSINESS

Comcast Transition

Discussion was held regarding the transition of the owners from Litestream to Comcast. It is estimated that 90% of the owners have made the transition. Alice reported that the gift card distribution was in progress to all respondents on the community cable survey. Jim Frederick reported that he has been working with Comcast and owners to resolve all outstanding repair and maintenance issues related to the installation of the Comcast infrastructure; including repairs to owners sod and irrigation.

NEW BUSINESS

Invisible Fencing

Discussion was held regarding an owners request that the Board consider restricting the use of invisible fencing to rear yards. Following discussion, the Board did not feel that any guidelines regarding invisible fencing were needed. It was the consensus that having an invisible fence provided an additional layer of protection that would otherwise not be available were there no fence, whether in the front or rear yard. The Board reiterated that the St. Johns County leash laws should be followed with respect to animals within the neighborhood.

Community Sod Requirements

Discussion was held regarding approved varieties of sod for the neighborhood. Currently the ARB guidelines prohibit the use of any other sod other than St. Augustine. Discussion was held and a motion was made, seconded and passed to modify the guidelines to allow all types of sod considered to be Florida Friendly as defined in the Florida Statutes. (Frederick/Johnson)

ADJOURNMENT

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

Amelia Johnson, Secretary

Date