

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
July 20, 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 Patrick O'Neil – President, Amelia Johnson – Vice President James Frederick – Treasurer, and Jeffrey Gibbons – Secretary. 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 May 26, 2015 regular meeting of the Board were reviewed following which, a motion was made, seconded and passed to approve the minutes correct to reflect that Lifestream had been given a one month extension for discovery and that the Association was engaged in arbitration, not litigation with Lifestream.

(Frederick/Johnson)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending June 30, 2015. The Association ended the period with year to date operating income of \$468,939.53 and year to date operating expense of \$616,083.07. Accounts receivables for both cable/internet and Association fees totaled \$48,704.77. A motion was made, seconded and passed to approve the financial report as presented. (Frederick/O'Neil)

COMMITTEE APPOINTMENTS/REPORTS

Covenant Enforcement

Alice provided the Board with a copy of the most recent violation report. Discussion again centered on concerns with street parking. Additionally, discussion was held regarding tree trimming and sidewalk repairs and the responsibility for same. Per the Documents, the owners are responsible for their own sidewalks and for trimming the trees between the curb and sidewalk. Many of these trees have low hanging branches and are being addressed through the CEC. Amelia Johnson reported that in the past the CDD has taken on some of this maintenance on a limited basis but required the owners to indemnify them for any damage and should not be relied upon for this responsibility.

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.

Lifestream Arbitration

Patrick O'Neil reported that a community update had recently been sent to owners to update them on the status of the arbitration. A copy of the correspondence is attached hereto and by this reference made a part hereof.

Homeowner Liaison

No report.

UNFINISHED BUSINESS

Comcast Transition

Jim Frederick provided a report listing the owners who still had outstanding issues from the Comcast conversion. Approximately seven owners have issues that Jim Frederick is working to bring to a resolution.

NEW BUSINESS

Garbage/Recycle Can Policy

Discussion was held regarding the new larger recycle bins and trash cans and storage requirements. Jeff Gibbons felt the owners should be given more time to make arrangement to store the cans or exchange for a smaller one. The majority of the Board felt that the owners had been given sufficient time to accommodate the new bins. A motion was made, seconded and passed three to one with Jeff Gibbons voting in opposition to require owners to keep their recycle bins out of view in accordance with the Associations policies effective August 1. (Johnson/Frederick)

ADJOURNMENT

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