

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
May 16, 2016**

Minutes

CALL TO ORDER

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:30 pm by Patrick O'Neill. Board members present were Patrick O'Neill, Amelia Johnson, James Frederick, Jeffrey Gibbons and Mark Howerton. Nancy McKenzie from First Coast Association Management and seven homeowners were also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

Minutes from the March 21, 2016 regular meeting of the Board were reviewed following which, a motion was made, seconded and passed to approve the minutes corrected to reflect that Patrick O'Neill called the meeting to order. (Johnson/Frederick)

FINANCIAL STATEMENT REVIEW

Nancy McKenzie presented the financial report for the period ending March 31, 2016. The Association ended the period with year to date operating income of \$315,238.74 and year to date operating expense of \$307,891.38. Accounts receivables for both cable/internet and Association fees totaled \$52,903.01. Pat O'Neill questioned where the Association stood in relation to the amounts reserved for the Litestream arbitration and Nancy advised that the Association was virtually on budget with only \$1,456.49 exceeding the budget year to date.

COMMITTEE REPORTS

Covenant Enforcement

Nancy advised the Board that the updated Violation Report was in their packets and noted there were 4 homes scheduled for hearing. The Board discussed the Board Resolution regarding fines for violations. Pat made a motion to pass the resolution, Amelia seconded the motion and it passed unanimously.

Architectural Review

An updated architectural report was included in the Board packet. The homeowner of 1308 Stonehedge Court was present and advised the Board that the Oak tree in her front yard was causing damage to the driveway and roots were spreading towards the house. She advised that she had been denied by the Architectural Review Committee to remove the tree and had followed their suggestion of having an arborist look at the tree. She stated that the arborist advised that 25% of the roots could be cut but that it could weaken the tree and possibly cause it to fall on the house. Amelia Johnson made a motion to grant a variance to remove the tree. Discussion ensued with Pat O'Neill voicing that the Declaration specifically stated that one Oak tree would be in each yard and that he would like other remedies explored first. The owner responded that removing the tree was already very expensive and felt this would be in effect, duplicative effort. Pat provided her with the name of a vendor with whom he had

worked. Jeff Gibbons stated that he was in agreement with granting a variance because the home being situated on a cul-de-sac would not adversely affect the tree-lined street theme of the community. Jim Frederick acknowledged the hard work of the Architectural Review Committee but with the threat of property damage put forth a motion to amend the motion on the floor to grant a variance but with the stipulation that another tree be planted. Jeff Gibbons seconded the motion and it passed four to one with Pat O'Neill voting in opposition.

Homeowner Liaison

Two members from the Homeowner Liaison Committee (Bill Stroer and Tom Hudson) were in attendance at the meeting. Bill stated the committee had met and that he and Tom Hudson had submitted their resignations to Pat O'Neill. He stated that at the committee meeting last week the committee recommended dissolving the committee as the members felt that communications from the Board and CDD had improved significantly and the committee was currently merely reinforcing communications that were already disseminated. Amelia provided a history of the committee noting that when the committee was first formed, their primary function was to communicate with the homeowners regarding the transition to Comcast. She commented that with the current use of social media and the Comcast transition completed that there may not be a need for the committee. Bill Stroer volunteered to continue overseeing the Adopt-A-Road program. Pat O'Neill made a motion to disband both the HOA Liaison Committee and the Cable/Internet committees. Mark Howerton seconded the motion and the motion carried unanimously.

UNFINISHED BUSINESS

Litestream Arbitration

Pat O'Neill reported that the Agreement had been signed and was sent to the judge two weeks ago to be executed and recorded through the county.

Pat also stated as a matter of unfinished business that the Board still needed to put together a welcome letter and set up quarterly meet and greets.

NEW BUSINESS

Mailbox Refurbishment Protocol

Discussion was held regarding the Association contracting to have mailboxes repaired and the pros and cons of going through the Covenant Enforcement process. Jeff Gibbons said he recommended the Board not contract with any vendors until the process reaches the hearing phase. A motion was made, seconded and passed that the mailbox violations be handled through the Covenant Enforcement process. (Johnson/Frederick)

Street Parking

An owner present brought up the dangerous conditions on Stonehedge Trail Lane due to vehicles parked on the street. The Board was in agreement that the community as a whole was impacted by the vehicles being parked on the street. Jim Frederick stated that the Board needed to work with the CDD to come up with a solution.

MISCELLANEOUS DISCUSSION

Discussion was held regarding fishing in the lakes and the issue of trespassing. Pat O'Neill stated that homeowners should call security or the sheriff's office non-emergency number. Nancy requested the Board's position on fishing in the lakes. Jim Frederick advised that he remembered a letter which was issued from the CDD that stated that an owner fishing on their own property was okay. Nancy advised the Board that the Declaration states that recreational use of the lakes is prohibited. Jim stated that the HOA needed to confer with the CDD. Amelia stated that the CDD wanted Board representatives at their meeting on Thursday to discuss tree trimming anyway so it could be brought up at that time.

Pat O'Neill advised the Board that Mark Howerton had accepted a new job in Chicago and had submitted his resignation effective May 31, 2016. Nancy was asked to put together an e-mail blast to solicit persons interested in serving the unexpired term.

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 7:55 p.m. (O'Neill/Gibbons)