

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
September 19, 2016**

**Minutes**

**CALL TO ORDER**

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:33 pm by Patrick O'Neill. Board members present were Patrick O'Neill, James Frederick, Jeffrey Gibbons, Amelia Johnson and Robert Sevestre. Nancy McKenzie from First Coast Association Management and five homeowners were also present. A quorum of the Board was verified.

**REVIEW OF UNAPPROVED MEETING MINUTES**

Minutes from the July 18, 2016 regular meeting of the Board were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Gibbons/Johnson)

**FINANCIAL STATEMENT REVIEW**

Jeff Gibbons gave an overview of the newly formatted summaries he had requested. He noted that the summaries could be expanded for other accounts if needed. Jeff asked that the summaries be run for the current financials at each Board meeting.

Nancy McKenzie presented the financial report for the period ending July 31, 2016. The Association ended the period with an operating balance of 201,560.56, year to date operating income of \$741,466.44 and year to date operating expense of \$728,038.20. Accounts receivables for both cable/internet and Association fees totaled \$81,206.00.

Pat O'Neill addressed the owners present at the meeting and explained that at the conclusion of the Lifestream arbitration, every household paid approximately \$185 in 2016. An owner present asked about the \$485,934 amount that was being posted on media by another homeowner. Amelia explained that that cost was incurred over a 5 year span and included everything from the very beginning when the Association started looking at another carrier.

**COMMITTEE REPORTS**

**Covenant Enforcement**

Tom Hudson, a member of the Covenant Enforcement Committee, attended the meeting and addressed the Board and requested input on three types of violations in the community as to how stringent the committee should be when reviewing them. The first was trash cans and recycle bins. Tom Hudson stated that the committee was of the opinion if 85-90% of the container was screened and it was apparent the homeowner had made an attempt to screen them from view then they would not be written up for the 10-15% that was visible. The Board agreed that the committee should be reasonable when addressing these types of violations. The second violation was pool equipment. Jim Frederick said this was along the same lines as the trash cans and the committee should use their discretion. Bob Sevestre said that he had spoken to members of the

Architectural Review Committee regarding being cognizant of the noise generated by the pumps on pool equipment when approving the location of such. The third violation Mr. Hudson was seeking guidance on was street parking. Discussion was held and Jim explained that the Board had been seeking ways to address this issue in the community but that it needed to be a joint effort with the CDD. However, the Board agreed if there was a vehicle being repeatedly parked in the street, then the committee should address it through the hearing process. Jeff Gibbons asked that the committee enforce mailboxes that were not serviceable. An owner present asked about the policy regarding political signs. Tom Hudson advised that the CEC was not issuing violations for political signs.

## **UNFINISHED BUSINESS**

### **Street Parking & Retention Pond Fishing**

Amelia Johnson said that the HOA would need to continue to put pressure on the CDD to discuss these items that are a joint issue because it was difficult to enforce through the HOA CEC process. She said the Board has looked at various avenues to enforce the no street parking but ultimately the most likely method of enforcing would be to post signs and only allow parking on one side of the street but that in order to do that, cooperation from the CDD was required. Pat O'Neill stated that he had asked the CDD about why they had cut back the street trees in the community without any dialogue with the HOA. He noted that the HOA was attempting to enforce the maintenance of the trees be done by owners and the CDD had usurped their authority. Jim Frederick stated that the rumor regarding the HOA not having the finances to enforce the covenants was false. Jeff Gibbons made a motion to remove these items from the agenda for future meetings. Pat seconded the motion and it passed unanimously.

## **NEW BUSINESS**

### **Ratification of 4<sup>th</sup> Quarter Association Fee Credit**

Amelia Johnson made a motion to ratify the Board's decision to apply a credit to the 2016 fourth quarter assessment in the amount of \$114.39 per homeowner. Jim Frederick seconded the motion and it passed unanimously.

### **Recording of Board Meetings**

Jim Frederick stated that in an effort to give homeowners who wanted to attend Board meetings but who were unable to because of various reasons, an avenue to keep abreast of agenda items, he thought perhaps video recording or tape recording the meetings might be a possibility. Following discussion, a motion was made, seconded and passed to not act on this item due to lack of interest, possible costs and the fact that a new Board would be seated in October (O'Neill/Sevestre)

## **MISCELLANEOUS DISCUSSION**

Amelia Johnson provided the Board with a price list for the X1 service being provided to the owners as part of the bulk cable agreement and clarified that each home was provided with a standard DVR and paid \$5.95 per month for X-1 services. She noted the DVR could be upgraded to a Legacy DVR for free but there was still a monthly charge of \$5.95 for X-1 Services. She advised she had also posted this information on Facebook as well.

Jeff Gibbons asked owners present what their expectations were for the 2017 budget. An owner present stated he expected the association dues to go back to what they were in 2015. Discussion was held regarding adding tree trimming costs into the budget. Jeff noted that a 5% increase for Comcast was built into the contract.

**ADJOURNMENT**

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 8:20 p.m. (O'Neill/Frederick)