

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
July 25, 2017**

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 Jeffrey Gibbons, President. Board members present were Jeffrey Gibbons, Robert Sevestre, Matt Gulden, Patti Ernst and Amanda Dean. Alice Hubbard from First Coast Association Management and several homeowners were also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

Minutes from the regular meeting of the Board held May 15, 2017 were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Sevestre/Gulden)

FINANCIAL STATEMENT REVIEW

Alice Hubbard presented the financial report for the period ending June 30, 2017. The Association ended the period with an operating balance of \$150,014.06, year to date operating income of \$459,750.25 and year to date operating expense of \$447,975.09. Accounts receivables for both cable/internet and Association fees totaled \$38,266.28. Alice also reviewed with the board the delinquent accounts greater than \$1,000. Following review, a motion was made, seconded and passed to move forward with the Association foreclosure on account 1200009 and to approve the financial report as presented. (Gibbons/Gulden)

COMMITTEE REPORTS

Architectural Review

Alice provided the Board with an updated Architectural report noting that 13 applications had been reviewed at the June meeting, one of which had been denied due to the color tones of the accent color not going with the tone of the body color. Alice also advised the Board regarding an easement issue at 2009 Glenfield Crossing where the Architectural Review Committee erroneously issued an approval for a fence in an unobstructed drainage easement. She advised that the CDD had been consulted and the owner was advised that the fence had to be removed but he was resistant. A motion was made, seconded and passed to hire an attorney should the owner not consent to have the fence moved at the association's expense, the cost of which will be offset by architectural review fee income (Gulden/Gibbons)

Covenant Enforcement

Jerry Brannon, Chairman of the CEC, was present and provided background on the CEC and some of the ongoing issues faced by the community such as parking in the street, mailboxes and lawn debris. A motion was made seconded and passed to appoint Patti Ernst to serve as the Board Liaison to the Covenant Enforcement

Committee (Gibbons/Gulden). Patti requested that reminders of covenants be mailed with the next community-wide mailing and volunteered to prepare a draft flyer.

Neighborhood Watch

There were no representatives from the committee present. The Board asked Alice to contact Pat O'Neill and Kimberly Kalke to determine if the committee had met and if a charter had been prepared. The Board requested the charter be submitted a week in advance of the next Board meeting for review and discussion at the September meeting.

UNFINISHED BUSINESS

None

NEW BUSINESS

Schedule Preliminary Budget Meeting

Discussion was held as to when the preliminary budget review meeting would be held. It was determined that the budget review would be held in conjunction with the next regularly scheduled Board meeting on September 18th.

MISCELLANEOUS DISCUSSION

Jeff Gibbons asked all Board members to attend all meetings if at all possible. Discussion was held regarding the CDD Street Tree Policy and the consensus of the Board was that the policy did not need to be revised but recommended implementing a process whereby the Architectural Committee forwards the application to the CDD together with their written recommendation of whether the tree should be removed or not, leaving the final decision to the CDD.

ADJOURNMENT

With no further business to come before the Board the meeting adjourned at 8:00 p.m.