

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting August 20, 2014

On August 20, 2014, the HOA Board of Directors Meeting was called to order at 7:00 PM by our President, Marvin Ott. After the Pledge of Allegiance and moment of silence, roll call was taken with all Board members in attendance.

A motion was made by Lynda Pratt and seconded by Larry Cordisco to accept the minutes from the July 16th, 2014 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman reviewed our financial status to date. The Budget Committee will be reviewing the 2015 Budget and presenting to the Board in September for approval. A motion was made by Rick Martino and seconded by Larry Cordisco to accept this report. Motion carried; all Board Members accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported that the Clubhouse and Maintenance Facility painting is complete; a permission letter will be obtained from the Golf Club for planting along the Turnpike; all drains have been cleaned and palm trees trimmed; LED lights will be installed at the front fountain; Plantation shutters have been installed in the new Fitness Center; Pump on Stratford (north) that burnt will be replaced. Bob Evans reported the status of our new Card Entry system that is to be installed and operational next week. Homeowners who are 'seasonal' residents will be mailed one (1) card with a letter two (2) weeks after system is installed and operational.

Lynda Pratt proposed changes to the pool area in the form of an extended deck involving additional concrete and repositioning our fence as well as deck cleaning, refinishing and adding similar deck coating around the Fitness Center for conformity. The total cost would be approximately \$8,990. This item will be tabled until additional bids are obtained.

Lakes & Preserves & Restrictions & Covenants – Clem Lagala

Clem reported that there are two (2) diseased Queen Palms at the corner of Dover and Ashton and they need to be removed. The Homeowner is responsible for this cost. Also, trees in a preserve that were hit by lightning will be removed.

Roofs at 510 Dorset and 445 Dover need cleaning; these Homeowners are not responding.

Hearing Committee: - Lennie Rezzolla reported that there is only one(1) hearing on his schedule.

Architectural Committee: - Rick Martino & Lynda Pratt

Rick Martino reported that there were new requests and no problems.

Consent Agenda:

A motion was made by Bob Coleman and seconded by Lynda Pratt to approve a new Quarterly Payment Form for Overdue Payments that will allow Homeowners fourteen (14) days to pay. Motion carried; all Board Members accepted.

Pool Security – Lynda Pratt

A motion was made by Lynda Pratt and seconded by Larry Cordisco to retain our Pool Monitors on Saturdays, Sundays and during any holidays starting in September at a cost of \$2,500 to our HOA. Motion carried; all Board Members accepted.

New Business:

A motion was made by Marvin Ott and seconded by Bob Coleman to allow a Holiday Craft Fair for all residents on Saturday, November 22, 2014. Motion carried; all Board Members accepted.

A motion was made by Marvin Ott and seconded by Lynda Pratt to accept George Maher's resignation as Secretary and appoint Larry Cordisco as the new Secretary. Motion carried; all Board Members accepted.

Homeowner Issues:

- Concerns about pool hours & Monitors were clarified (pool open dawn to dusk)
- Broken pipe in Tot Lot
- Broken Fan in Fitness Center
- Roof cleaning need for many homes (in various stages of correction)
- Bathroom repair (waiting on Port St Lucie Police to go to parents of perpetrators)

At 8:00 PM, a motion was made by Bob Coleman and seconded by Rick Martino to adjourn the meeting. Motion carried all board members present accepted.

Respectfully Submitted by:

Jane Cordisco