

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting May 17, 2017

On May 17, 2017, 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 except Larry Cordisco.

A motion was made by Tru Hall and seconded by Jack Albright to accept the minutes from the April 19, 2017 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating that as of April 30, 2017 there are one hundred eleven (111) past due accounts, three (3) in Bankruptcy, one (1) in collections, (1) foreclosure, Five (5) properties with liens, one (1) HOA managed from foreclosure, and four (4) on Payment Plans. Bob also indicated that twenty-seven (27) late notices had been sent out

A motion was made by Tru Hall and seconded by Jack Albright to accept this report. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported items that are in process as follows: new signage to be complete in the next two weeks; new drain covers at the bottom of the pool and spa will be done in June; remaining center islands are being redone; front entrance extension is approved and will be completed soon; two new soccer goals have been ordered; boulevard tree replacement is complete; speed bumps at entrance are being replaced; drain cleaning and street repairs are being defined.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Aquatic Systems will be cleaning out up to 25 feet into the preserves on Dover in areas most in need at a cost of \$4,792. New signage is being placed at the preserves to remind homeowners that the preserves are prohibited areas. A motion was made by Marvin Ott and seconded by Tru Hall to accept this cost for the preserve cleanout by Aquatic Systems. Motion carried ; all Board Members present accepted.

Restrictions & Covenants - Tru Hall

Tru Hall reported that a letter had been sent to a homeowner on Greenwich in regards to a car parked in the driveway with no license tag. A hearing will be held on June 5, 2017 to resolve this issue. Occasional overnight and boat parking are still issues.

Hearing Committee – Bob Evans

No report at this time.

Cable Committee – Bob Evans

Bob Evans reported that by August 10, 2017 Hotwire should be in every home. By June 1, 2017, Hotwire will contact homeowners, unless they already their service. By July 1, 2017, plug & play will be more robust. There are still over 60 homeowners without Hotwire internet. A meeting will be held with all committees to discuss the best ways for them to relay information to the community.

Communications Committee – Tru Hall & Bob Evans

A meeting will be held with all current SJGC committees to discuss the best ways for them to consistently relay information about their activities, etc., to the community. Board approval of the process will be requested.

Security Committee – John Burd

Tru Hall reported (in John Burd's absence) that the entrance gate has been repaired. New cameras will be installed on Friday, May 26, 2017 to monitor the Tennis courts and the Basketball courts.

Architectural Committee – Jack Albright

Jack Albright noted that among the many approvals, there have been some violations, i.e., storm shutters on front door and excessive plantings. Homeowners are making changes without approval from this committee.

Consent Agenda:

A Motion was made by Marvin Ott and seconded by Tru Hall to approve the replacement of the damaged speed bumps at our entrance at a cost of \$900 (\$300 each). Motion carried; all Board Members present approved.

A Motion was made by Marvin Ott and seconded by Tru Hall to shut down all irrigation until the low lake situation improves. Motion carried; all Board Members present accepted.

Homeowner Concerns:

Among the issues discussed was the signage at the entrance and the need for contact numbers in case of problems in the neighborhood. A Communications Committee will decide on verbiage for some of our signs to be approved by the Board. Tru Hall and John Burd will give their contact numbers in case of any problems in the common areas.

Rules and Regulations booklet will be amended prior to Board Approval.

A suggestion to keep the gym open till 11:00 PM was discussed but tabled until next meeting.

A motion was made by Marvin Ott and seconded by Chris Evans to adjourn the meeting at 8:20 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be June 21, 2017.

Respectfully Submitted by:

Jane Cordisco