

Homeowners Association, Inc.  
Board of Directors Meeting  
February 17, 2016

On February 17, 2016 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 Larry Cordisco and seconded by Clem Lagala to accept the minutes from the January 20, 2016 meeting. Motion carried; all Board Members accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating that there are 100 (one hundred) past due accounts (HOA dues), 3 (three) in Bankruptcy, 2 (two) in Collections, 1 (one) Foreclosure, 8 (eight) with liens, no bank-owned property, 1 (one) Association managed from Foreclosure and 7 (seven) on payment plans. A motion was made by Chris Evans and seconded by Tracy Johnson to approve the report as read. Motion carried; all Board Members accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported the following maintenance items have either been completed or are in the process: FPL is to replace the transformer at the Dover fountain; a bottom rail was installed in the fence along the basketball and tennis courts; a broken water line on Stanford was repaired; pool and spa was inspected and deemed 'OK' by the City of Port St Lucie; curbing at the front entrance will be completed after the new trees are installed on the Boulevard in late February/early March; all drains are to be cleaned; parking lot lights are to be replaced with LED lights, prices to be presented at the next Board meeting.

Lakes & Preserves – Clem Lagala

Clem reported that all lakes are to be tested by Aqua Systems for their depth, PH level and chemistry levels. A motion was made by Clem Lagala and seconded by Larry Cordisco to approve the amount of Four Thousand, Five Hundred Dollars (\$4,500) for this maintenance on our lakes.

Restrictions & Covenants – Tracy Johnson

Tracy reported that she has had no response from the letters that were sent out. She will send additional letters when fifteen (15) days have passed with no response.

Architectural Committee – Ric Martino

Ric Martino reported that he has had ten (10) requests and all were ok.

Security & Election Committees – John Burd

John Burd reported that problems with street parking resulted in one car being given a tow notice.

To date, we have received 140 returns/proxies for the election this year.

Gate Update: Bob Evans reported that our gate, which has remained open for several days because of a faulty part, is expected to be fixed by Friday, February 19, 2016.

Cable Committee – Bob Evans

Bob Evans reported that all Homeowners should have received a letter from Hotwire with information regarding the process for installation at each home. All Homeowners need to schedule a meeting time with a Hotwire representative to determine the best plan for their home installation. Construction of a Staging area is to begin by February 29, 2016. March 1, 2016, Hotwire will begin digging the ditches to lay the cable and by April 1, 2016, service in the Clubhouse should be up and running. By June 1, 2016, 80% of the community should have their services available. And finally, by July 1, 2016, all services should be complete with the exception of the ‘snowbirds.’

New Business:

A Motion was made by Marvin Ott and seconded by Bob Coleman to adopt the following statement regarding Drones:

Drones are prohibited from flying in any airspace within 400 feet above the Common Areas or landing on the Common Areas. “Drone” is defined as an unmanned aircraft that can fly under the control of a remote pilot or by a geographic positions system (GPS) guided autopilot mechanism. The term “Common Area” shall have the same meaning as given to it by the Declaration of Covenants, Conditions and Restrictions of St James Golf Club.

**DRONES MAY BE FLOWN ON AND ABOVE A HOMEOWNER’S INDIVIDUAL LOT ONLY.  
REALTORS AND/OR THEIR ASSOCIATES MAY NOT USE DRONES TO ADD TO A  
PHOTO PORTFOLIO OF A “FOR SALE” PROPERTY.**

There shall be no deliveries by drone, i.e., Amazon, etc. without prior approval of the Association.

A request was made by a Homeowner to have St James plates produced and sold by the Association. Since the HOA is a non-profit entity, this would not be considered.

Bob Coleman announced that the Annual Community Garage Sale will be March 19 from 9am – 1pm.

Homeowner Concerns: Noise from Turnpike has been louder – it was suggested that the homeowner request a meter reading by the Turnpike Authority to do this testing.

A motion was made by Larry Cordisco and seconded by Marvin Ott to adjourn the meeting at 8:00 PM. Motion carried, all Board Members accepted.

The next regular HOA meeting will be March 16, 2016.

Respectfully Submitted by:

Jane Cordisco