

St James Golf Club  
Homeowners Association, Inc.  
Board of Directors Meeting August 17, 2016

On August 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 except Larry Cordisco.

A motion was made by Tracy Johnson and seconded by Lynda Pratt to accept the minutes from the July 20, 2016 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating that there are Eighty-Five (85) homeowners with past due HOA fees, five (5) properties in Bankruptcy, two (2) in Collections, two (2) properties in Foreclosure, five (5) properties with liens; one(1) Association Managed from Foreclosure and eight (8) homeowners on payment plans. A motion was made by Lynda Pratt and seconded by Chris Evans to accept the Treasurer's Report. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

Marvin Ott presented a proposal from Aquatic Systems for an Aerator in the lake on #12 (behind Canterbury) at a cost of \$4,599 which includes the Aeration system, electrical equipment, installation, trenching jack and bore. The System Maintenance is \$382 per year. Because of questions arising regarding the sound decibel of the pumps and warranty information, a Motion was made by Marvin Ott and seconded by Chris Evans to table this decision. Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

See Maintenance Report regarding Aerator System.

Restrictions & Covenants – Tracy Johnson

Tracy Johnson informed the Board that she mailed initial violation letters on July 20, 2016 to ten (10) homeowners and two (2) renters in Pod A (Canterbury Court). The violations related to the timing of yard waste placement at the curb for pick-up and vehicles with commercial lettering parked in the driveway overnight.

Hearing Committee - Bob Evans

No issues this month.

Architectural Committee - Lynda Pratt

No problems with requests.

Cable Committee – Bob Evans

Bob Evans reported that Hotwire services were in the process of being installed in all homes and should be complete by October 1, 2016.

Security Committee – Tru Hall

Tru Hall asked to have a request in the minutes for more volunteer help with the Security Committee because he is working alone.

A Motion was made by Bob Coleman and seconded by Marvin Ott to allow the homeowner at 364 Sheffield to pay a total amount of \$4,157.92 on a payment plan as follows: Initial payment of \$779.83 upon execution of the agreement and eleven (11) monthly installments of \$329.83, beginning September 1, 2016. Owner is to pay all future accruing assessments as they come due. Motion carried; all Board Members present accepted.

Proposals were presented for Five (5) Library Tables and Twelve (12) chairs. One proposal was for a wood set and one for granite set. The group asked for five (5) tables but priced for Three (3) A Motion was made by Bob Coleman and seconded by Tracy Johnson to accept the bid for the Three (3) granite tables and Twelve (12) chairs for a total of \$2,666.27. Motion carried; five (5) Board Members accepted, one (1) abstained (Chris Evans).

A Motion was made by Marvin Ott and seconded by Bob Coleman to allow the Annual Craft Fair to take place in the Clubhouse on November 19, 2016. Motion carried; all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by LeRoy Hoff to adjourn the meeting at 8:15pm. Motion carried; all Board Members present accepted.

The next regular HOA meeting will be September 21, 2016.

Respectfully Submitted by:

Jane Cordisco