

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting July 20, 2016

On July 20, 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 Marvin Ott to accept the minutes from the June 15, 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 Thirteen (13) homeowners with past due HOA fees, four (4) properties with liens; four (4) properties in Bankruptcy, two (2) properties in Foreclosure, one(1) Association Managed from Foreclosure and six (6) homeowners on payment plans. A motion was made by Chris Evans and seconded by Tracy Johnson to accept the Treasurer's Report. Motion carried; all Board Members present accepted

Maintenance Committee – Marvin Ott

Marvin Ott reported that because Duraseal of the Treasure Coast was the only company that bid on our yearly Street Repair contract, a motion was made by Marvin and seconded by Tracy Johnson to accept their contract at a cost of \$33,012.00. The contract is to include cutting old concrete, form and pour new concrete, finish with trowel and brush in ten (10) areas. Motion carried; all Board Members present accepted.

After discussion, a Motion was made by LeRoy Hoff and seconded by Chris Evans to obtain bids for three (3) options at the Dover circle islands: 1.clean and raise pavers, seal, 2. take out pavers, fill with pots and flowers/plants or 3.clean, pour concrete, stamp and paint. LeRoy Hoff will get bids for all three (3).Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Board Members Marvin Ott, Tracy Johnson and Chris Evans should pick a date to meet with Aquatic Systems.

Restrictions & Covenants – Tracy Johnson

Nothing to report this month.

Hearing Committee - Bob Evans

No issues this month.

Architectural Committee - Lynda Pratt

Lynda Pratt reported that they have had total (YTD) of 74 requests as follows: 18 landscaping, 37 structural changes, 19 exterior painting. To date, there are 64 completed, 6 on hold, 1 denied and 2 cancelled.

Consent Agenda:

A Motion was made by Marvin Ott and seconded by Bob Coleman to use the name, "Saint James Community" Motion carried; all Board Members present accepted.

New Business:

Because of a problem over July 4th weekend, involving an excessive number of guests (50-80) brought in by a homeowner who had previously inquired about a private party of 15-20 people in our common area and around the pool, a Motion was made by Bob Coleman and seconded by Marvin Ott to write a letter to this homeowner and after approval by the Board, for an acceptable practice. This letter will then be fashioned into a generic statement on these practices and will be sent to homeowners by quarterly letter, on web site and our TV channel. Motion carried; all Board members present accepted.

Architectural Requests:

A Motion was made by Bob Coleman and seconded by Marvin Ott to allow the homeowner at 448 Dover to place a rear fence to tie in with rear fences at 450 Dover and at 401 Lyndhurst (all three (3) properties back up to the preserve). Fence line is over the main irrigation line.

A Motion was made by Bob Coleman and seconded by Tracy Johnson to have the Architectural Committee advise, by letter to be placed in homeowner files that in case of need by the HOA for irrigation line repairs, they, the homeowner would be responsible for the removal and replacement of the fence.

Motions carried; Five Board Members accepted, one rejected (LeRoy Hoff), one absent (Larry Cordisco).

A Motion was made by Lynda Pratt and seconded by Marvin Ott regarding any architectural decisions to be made. From this day forward, these decisions will be made in accordance with the written statements in the HOA Documents Motion carried; all Board Members present accepted.

Homeowner Concerns

None

The next regular HOA meeting will be August 17, 2016.

Respectfully Submitted by:

Jane Cordisco