

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting November 19, 2014

On November 19, 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 except Larry Cordisco and Clem Lagala.

A motion was made by Marvin Ott and seconded by Lynda Pratt to accept the minutes from the October 15th, 2014 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

A motion was made by Bob Coleman and seconded by George Maher to move Seventy-Five Thousand Dollars (\$75,000) from operating. –\$60,000 into HOA Improvement Fund and \$15,000 into Reserves, same as the monthly transactions. Motion carried; all Board Members present accepted.

Bob Coleman reported that 536 Waverly Circle is going into foreclosure with \$178,000 and fees. A motion was made by Bob Coleman and seconded by George Maher to contact HOA lawyer, however, the HOA will take no action at this time. Motion carried; all Board Members present accepted.

A motion was made by Bob Coleman and seconded by Rick Martino to take action with regards to the \$12,000 lien at 462 Dover Court as this home is now going into foreclosure. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported that the Garden/Landscape committee presented a proposal to clean up, plant and beautify the common areas to include front gate area and island, pool and recreation area to include areas around gazebos, fitness center, club house and parking lot islands. The two (2) bids that were received: Greenland Nursery (\$11,613) and Landscaping by Anthony (\$10,460). A motion was made by Marvin Ott and seconded by Lynda Pratt to accept the proposal from Landscaping by Anthony. Motion carried; all Board Members present accepted.

A motion was made by Marvin Ott and seconded by Rick Martino to purchase LED lighting for the round-about fountain at a cost of \$4,300. Motion carried; all Board Members present accepted.

Lakes & Preserves & Covenants & Restrictions – Clem Lagala – no report this month.

A motion was made by Marvin Ott and seconded by Bob Coleman to send a final letter to HOA lawyer and homeowner at 694 Stanford for collection of past due account.

Election Committee – John Burd

A motion was made by Marvin Ott and seconded by George Maher to send letters to homeowners regarding the 1st Notice of Election and Intent to Run for Office. Motion carried, all Board Members present accepted.

New Business

On October 15, 2014, a Personnel Committee, consisting of Rick Martino, Bob Coleman, Marvin Ott and Lynda Pratt met to discuss the need to hire another office person. A motion was made by Bob Coleman and seconded by Marvin Ott to proceed with plans to hire new part time office help. Motion carried, all Board Members present accepted.

Cable Committee – Bob Evans

Following a request by Bob Evans, a motion was made by Bob Coleman and seconded by Marvin Ott to do a mailing to all homeowners to survey their cable preferences. Mailing would include a self-addressed, stamped envelope at a cost of Eight Hundred dollars (\$800.00). Motion carried, all Board Members present accepted.

Budget Committee

A motion was made by Bob Coleman and seconded by Marvin Ott to approve the 2015 Budget as written, with no increase in the HOA Quarterly dues. Motion carried, all Board Members present accepted.

Bob Coleman would like to appoint a Security Committee made up of Volunteers to formulate guidelines for monitoring cameras. Suggestions needed.

A motion was made by Bob Coleman and seconded by George Maher to allow the homeowner at 803 Rutherford Court to pay deficit of Three Thousand, Five Hundred dollars (\$3500) in ten (10) months, with payments of \$350 per month with a caveat that if one payment is missed, we return to court for balance. Motion carried, all Board Members present accepted.

A motion was made by Bob Coleman and seconded by Marvin Ott to allow Dennis to move from 811 Greenwich (home in foreclosure) to 616 Stanford. Motion carried, all Board Members present accepted.

A motion was made by Bob Coleman and seconded by Marvin Ott to allow the homeowner at 628 Stanford to have a hardship payment plan that would allow them to make payments on the 13th of each month in the amount of One Hundred Fifty dollars (\$150.00) and to waive late Fees. Motion carried, all Board Members present accepted.

A motion was made by Lynda Pratt and seconded by Marvin Ott to accept a schedule and pay scale for permanent part-time janitorial services at twenty (20) hours per week and ten dollars (\$10) per hour. Motion carried, all Board Members present accepted.

All Board Members contributed choices for long range planning survey to be mailed with Quarterly Newsletter. The motion was made by Lynda Pratt and seconded by Marvin Ott to send survey. Motion carried, all Board Members present accepted.

A motion was made by Bob Coleman and seconded by Marvin Ott to rescind card access to common area to the homeowner at 475 Dover for non-payment of dues. Motion carried, all Board Members present accepted.

A motion was made by Marvin Ott and seconded by Lynda Pratt to adjourn meeting at 8:15 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be December 17th. 2014.

Respectfully Submitted by:

Jane Cordisco