

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting March 15, 2017

On March 15, 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 Chris Evans; Jack Albright via phone.

A motion was made by Larry Cordisco and seconded by Tru Hall to accept the minutes from the March 8, 2017 Election of Officers meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating that as of February 28, 2017 there is \$910,000.00 in the Reserves account. Summaries for the following are: forty-six (46) past due accounts, Three (3) in Bankruptcy, None (0) in Collections, Two (2) foreclosures, six (6) properties with liens, one (1) HOA managed from foreclosure, and six (6) on Payment Plans.

A Motion was made by Larry Cordisco and seconded by Tru Hall to accept this Treasurer's Report. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported the following items are complete and/or in process: New signage in several areas in the community; a committee is working on updating rules for the common area facilities; the sprinkler system on Waverly is being updated to a 2-wire system; the concrete in the islands at Dover, Sheffield and Stratford is to be corrected since there are still drainage problems; we are obtaining quotes for the painting of the Crosswalks and other street markings; all watering will be on a limited basis because of our low lakes; we are obtaining prices for soccer goals; the Palms on the golf course have been fertilized by volunteers.

A Motion was made by Marvin Ott and seconded by Bob Coleman to accept the only bid received for the Center Island extension at the Front Entrance. The bidder is JosB Construction; cost: \$8,000. Motion carried; all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Larry Cordisco to replace current lighting with LED lighting for the Palm Trees and Signage at the Front Entrance at a cost of \$4,100. Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that there is a need to have Aquatic Systems clean out debris in areas close to the preserves at several locations.

Restrictions & Covenants - Tru Hall

A motion was made by Marvin Ott and seconded by Larry Cordisco to assign Tru Hall in charge of this Committee. Motion carried, all Board Members present accepted.

Hearing Committee – Bob Evans

Bob Evans reported that the homeowner was a 'no-show' at a recently scheduled meeting, however, on April 3, 2017 a meeting will take place, with hearings scheduled for four (4) homeowners.

Architectural Committee – Jack Albright

Jack Albright announced that there had been 20 requests processed during the month of February for a year-to-date total of 39. Several are presently on hold, pending Board Review.

Security Committee – John Burd

John Burd reported that this month he has sent 46 letters to homeowners who continue to store their garbage cans outside their homes after garbage day. The street parking problem has improved significantly.

Cable Committee – Bob Evans

Bob Evans announced that new cameras have been installed in the Clubhouse and Entrance/Exit areas which will improve our ability to monitor the areas with more accuracy if damage is done. A Motion was made by Marvin Ott and seconded by Bob Coleman to allow Protection 1 to monitor this new alarm system at a cost of \$90 for installation and \$10 per month. This will allow any emergency alarm call to go to a Central Monitoring System. Motion carried, all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Larry Cordisco to allow Bob Evans to update and send a letter to Litestream regarding the abandonment of their building and cable boxes presently on our property. Motion carried; all Board Members present accepted.

New Business:

Boulevard Landscaping Committee, consisting of Debbie Pinto and Barry Bloomfield spoke about their conversation with Colby Johnson of Greenland Nursery regarding the type of trees he proposes to use for this project. A Motion was made by Tru Hall and seconded by Bob Coleman to approve the replanting of Seventeen (17) 8-foot Thatch Palms on the Boulevard Islands and a 14-foot Triple Foxtail at the last island where there are no utilities at a cost of Eleven thousand, Forty-Nine dollars (\$11,049). This includes a 1-year warranty and 2 fertilizations in the next year; Board approval is pending approval by the City of Port St Lucie. Motion carried; all Board Members present accepted.

Larry Cordisco brought forth information given to him by a homeowner regarding speed bumps, humps and cushions for consideration by the Board. Larry will get more information for further discussion.

A motion was made by Marvin Ott and seconded by Tru Hall to adjourn the meeting at 8:10 PM. Motion carried, all Board Members accepted.

The next regular HOA meeting will be April 19, 2017.

Respectfully Submitted by:

Jane Cordisco