

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting October 15, 2014

On October 15, 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.

A motion was made by Larry Cordisco and seconded by Clem Lagala to accept the minutes from the September 17th, 2014 meeting. Motion carried; all Board Members accepted.

Treasurer's Report – Bob Coleman

Bob Coleman reported that 810 NW Greenwich was foreclosed and a check for \$20,300 was received by the HOA for dues owed on this property. A motion was made by Bob Coleman and seconded by Clem Lagala to restrict the owner of the property at 710 NW Stanford from the exercise, clubhouse and pool facilities as this owner is now out of bankruptcy. Our attorney will be informed to proceed with foreclosure procedures. Motion carried; all Board Members accepted.

Bob Coleman reported that as of September 26th, we have twenty-six (26) homeowners past due on their HOA fees, one (1) bankruptcy, eleven (11) liens on homes. A motion was made by Lynda Pratt and seconded by Rick Martino to accept this report. Motion carried; all Board Members accepted.

Maintenance Committee – Marvin Ott – no report this month

Lakes & Preserves & Covenants & Restrictions – Clem Lagala

Clem Lagala reported that Tropical Palm & Nursery did a great job of getting rid of dead palms.

Reports of dirty roofs and mailboxes (on Stanford) that need cleaning were discussed.

Hearing Committee – Lennie Rezzolla

Lennie Rezzolla reported that 694 NW Stanford has needed roof and pavers cleaning since 2013. This homeowner is now out of Bankruptcy so a letter will be sent and if this cleaning is not done within five (5) days, we will start the fine process.

Election Committee – John Burd

John Burd presented procedures for the 2015 Elections. A motion was made by Bob Coleman and seconded by George Maher to accept the procedures for 2015. Motion carried, all Board Members accepted.

Card System Update – Bob Evans

Bob Evans reported that there are still seventy (70) homeowners without cards and thirty-four (34) snowbirds were mailed one (1) card. A motion was made by Bob Coleman and seconded by Larry Cordisco to approve a form for those vendors requesting a card to enter the community when they are servicing a homeowner. Motion carried; all Board Members accepted.

A motion was made by Marvin Ott and seconded by Rick Martino to allow the listing Agent of Real Estate Firms to be given a code for each home they are listing in the community with a charge of \$10 Administration fee. This code would expire in three (3) months. Motion carried; all Board Members accepted.

A motion was made by Marvin Ott and seconded by George Maher to pay three (3) volunteers for their work in building a database for this new card system. This includes one hundred thirty-seven (137) hours of work at ten dollars (\$10) per hour for a total of one thousand, three hundred seventy dollars (\$1,370). In addition, other volunteers will be given \$50 gift certificates for a total of two thousand, five hundred dollars (\$2,500). Motion carried; all Board Members accepted.

New Business

Landscaping Proposal – Carol Roach & Ruth Tune

As part of a Landscaping committee to beautify the community, Carol Roach and Ruth Tune presented a proposal to add landscaping in several areas. More information was needed for a motion so this item was tabled till next Board meeting.

Sealing of Parking Lot & Front Entrance – George Agan

A motion was made by Larry Cordisco and seconded by Lynda Pratt to proceed with a bid from Dura Seal for the sealing of the parking lot and front entrance along with the basketball court if we can get a price not to exceed six thousand, five hundred dollars (\$6,500). Motion carried; all Board Members accepted.

Volunteer of the Quarter

Marvin Ott presented George Agan with the “Volunteer of the Quarter” plaque for all his volunteer work for the Board and the community.

Halloween Hours: A motion was made by Bob Coleman and seconded by Marvin Ott to have our gate manned by patrol officers on October 31, 2014 between the hours of 6:00 PM – 9:00 PM. Motion carried; all Board Members accepted.

Conversion Van – Medical Request

A motion was made by Marvin Ott and seconded by Clem Lagala to allow a conversion van that is a Medical necessity to be parked at the home on 813 NW Stanford Lane. Motion carried; all Board Members accepted.

Turnpike Plantings – Lynda Pratt

A motion was made by Larry Cordisco and seconded by Clem Lagala for the HOA to make up any shortfall between the donations and the total cost of the plantings to be done along the Turnpike, not to exceed six thousand dollars (\$6,000). Motion carried; all Board Members accepted.

Homeowner Issues:

- Status of Fountain at round-about? - Lighting is being changed to LED.
- Bricks for path? - We need payment for 50 bricks before they can be ordered; this is a ‘Social Club’ item.

At 8:20 PM, a motion was made by Marvin Ott and seconded by Lynda Pratt to adjourn the meeting. Motion carried all board members accepted.

Upcoming HOA Meetings:

On November 12, 2014 at 7:00 PM the 2015 Proposed Budget will be presented to the Homeowners at a special meeting.

The next regular HOA meeting will be November 19th.

Respectfully Submitted by:

Jane Cordisco