

St James Golf Club  
Homeowners Association, Inc.  
Board of Directors Meeting September 17, 2014

On September 17, 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 Clem Lagala and seconded by Larry Cordisco to accept the minutes from the August 20<sup>th</sup>, 2014 meeting. Motion carried; all Board Members accepted.

Treasurer's Report – Bob Coleman

Bob Coleman reviewed our financial status indicating that Austin Outdoor Lawn Services is increasing the fee for their next contract. A motion was made by George Maher and seconded by Rick Martino to accept this rate increase and sign a new contract. Motion carried; all Board Members accepted.

Bob Coleman made a motion asking the Board to “tentatively” approve the 2015 Budget so that it can be sent to all Homeowners prior to the November 12<sup>th</sup> Budget Meeting and final approval at our November 19<sup>th</sup> Board Meeting. Motion was seconded by George Maher. Motion carried; all Board Members accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported the following: Chemical Pump for the pool has been replaced; pavers at pool area to be repaired; Irrigation pump on Stratford needs to be replaced. A motion was made by Bob Coleman and seconded by George Maher to replace pump with a 10 HP pump at a cost of \$3,000. Motion carried; all Board Members accepted.

Card System Update – Bob Evans

Bob Evans reported that one (1) card had been sent to seasonal Homeowners and that we still have fifty (50) homeowners who have not picked up their cards.

New Business

Lynda Pratt reported that the Gas Transmission Company has offered to assist us with a pledge of \$5,000 for landscaping/plantings along the Turnpike. The planting must be done by December 1, 2014. We also have donations from residents totaling \$1,400. A motion was made by Lynda Pratt and seconded by Larry Cordisco to sign the contract with the Gas Transmission Company and accept the conditions of this contract. Motion carried; all Board Members accepted.

Lynda presented a proposal from JosB Concrete Perfection for upgrades at our pool and fitness center areas. This work would include an addition of 18” of deck to the west side of pool (\$3,000), refurbish texturizing of concrete at Clubhouse area; texturize concrete path and porch at fitness center, two coats to color both areas to match existing color at clubhouse (\$2,000) at a total cost of \$5,000. In a separate contract with A Great Fence, the cost to replace our present fence along the west side of the pool area would be \$2,190. A motion was made by Lynda Pratt and seconded by Clem Lagala that we go ahead with these contracts at a total cost of approximately \$7,200. Motion carried; all Board Members accepted.

Lakes & Preserves & Restrictions & Covenants – Clem Lagala

Clem Lagala reported that there were two (2) dead palm trees in the easement of the preserve area at 460 NW Dover Ct. The cost to remove these trees is \$300; the homeowner has agreed to pay half the cost to remove these trees. Lynda Pratt volunteered to get another estimate for this item.

Hearing Committee: - Lennie Rezzolla reported that 694 NW Stanford Lane needs roof and pavers cleaned, however, this home is now in bankruptcy. A motion was made by Marvin Ott and seconded by Clem Lagala to proceed with fines of \$100 per day, not to exceed \$1,000 if cleaning is not done when this homeowner comes out of bankruptcy.

Lennie Rezzolla also reported on other properties as follows: 678 NW Stanford Lane is now bank-owned, all fines have been paid, home has been painted and pavers and roof has been cleaned; 367 NW Stratford Lane: all back dues have been paid, roof and pavers have been cleaned; 381 NW Sheffield Circle has Chinese drywall however, the owner has agreed to clean pavers and roof.

Architectural Committee: - Rick Martino & Lynda Pratt

Rick Martino reported that there were new requests and any problems have been addressed.

Homeowner Issues:

- Speeding

At 8:15 PM, a motion was made by Bob Coleman and seconded by Marvin Ott to adjourn the meeting. Motion carried all board members present accepted.

Respectfully Submitted by:

Jane Cordisco