

**St James Golf Club Homeowners Association, Inc.  
Board of Directors Meeting March 20, 2019**

On March 20, 2019, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Tru Hall. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present except Gail Logan.

**A Motion was made by Karen Goodman and seconded by Larry Bob Coleman to accept the minutes from the HOA Annual Meeting of March 13, 2019. Motion carried, all Board Members present approved.**

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report as follows: No Homeowners with past due HOA fees, One (1) Homeowner in bankruptcy; Two (2) in Collections; One (1) foreclosure; Ten (10) properties with liens and Three (3) on payment plans.

**A Motion was made by Karen Goodman and seconded by Larry Cordisco to accept the Treasurer's Report. Motion carried; all Board Members present approved.**

**A Motion was made by Bob Coleman and seconded by Karen Goodman to foreclose on the lien at 410 NW Sheffield. Motion carried; all Board Members present approved.**

Maintenance Committee - Marvin Ott

Marvin Ott reported that an electrical power failure to the clubhouse last week required a temporary feed from the Fitness Center. A permanent repair will be made when we identify the source. A list of Street repairs and drain cleaning is being prepared for quotes by mid-year.

**A Motion was made by Marvin Ott and seconded by Larry Cordisco to accept the proposal for Thirty-Seven Thousand, Two Hundred Thirty-Two Dollars (\$37,232) for the installation of a 2-wire system on Sheffield. After discussion, this motion was amended by Tru Hall and seconded by Larry Cordisco to a "not-to-exceed" amount of Thirty-Eight Thousand Dollars (\$38,000). Motion carried; all Board Members present approved.**

**A Motion was made by Karen Goodman and seconded by Larry Cordisco to replace trash containers at the pool and Tot-lot areas at a cost of Four Hundred, Seventy Dollars (\$470) each. Motion carried; all Board Members present approved.**

Marvin noted that the 2-wire system for Dover would be done later this year, along with the painting of 136 street light poles.

Landscaping Committee – Karen Goodman

Karen Goodman informed all present that there is additional planting in the front to be done.

Lakes & Preserves – Clem Lagala

Clem Lagala informed the Board that the Golf Course has stated that they will only contribute \$1,500 to help with clean out cost in the preserves. After discussion, a **Motion was made by Karen Goodman and seconded by Larry Cordisco to get a price from Aquatic Systems for clean out of our side only of the preserves. Motion carried; all Board Members present approved.**

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

John Burd reported that after a March Hearing meeting, there continues to be a problem regarding a Mailbox issue. **A Motion was made by Karen Goodman and seconded by Bob Coleman to send a letter to the homeowner instructing him to change his mailbox to prevent a fine. He will be given 30 days after letter is sent to accomplish this. Motion carried; all Board Members present approved.**

John also announced that there will be a Hearing in April.

#### Architectural Committee – Karen Goodman

Jorge Rojas reported that as of March 20, 2019, there were a total of 14 (since last Board Meeting) requests (5 for landscaping, 8 for structural changes, 1 for exterior painting): 11 were approved, 2 are on hold and 1 was denied (Homeowner installed a 'play set' five feet over the easement).

#### Election Committee/Recap- John Burd

John Burd stated that we had proxies for over 50% of Homeowners during this Election, however, some proxies were not filled out properly.

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#### Safety & Security Committee – John Burd

John Burd informed those present that there were 85 cars at gate for our garage sale on March 16<sup>th</sup> at 9 AM when we opened.

The problem with garbage cans being left out past the allowed time has improved as there will be only 4 letters sent out to homeowners in violation of this restriction.

#### Communications Committee – Bob Evans

Bob Evans addressed problems homeowners are having with gate entry, indicating that usually "User Error" is the problem and instructions on using the box can be found on the "ON DEMAND" channel of our TV.

#### Old Business

After discussion and clarification regarding the responsibility of the Landscaping Committee, **a Motion was made by Karen Goodman and seconded by Tru Hall indicating that the Landscape Committee should be separated from the Maintenance Committee. It was tabled for further review and discussion.**

#### New Business

Tru Hall included a hand-out to all Board Members, indicating each committee and the Chairperson.

#### Homeowner Concerns:

- New homeowner in need of 'finding' sprinkler heads; needs to be informed when maintenance will be turning on sprinklers so they can be home.

**A Motion was made by Tru Hall and seconded by Karen Goodman to adjourn the meeting at 8:25 PM. Motion carried; all Board Members present approved.**

The HOA Annual meeting will be **April 17, 2019.**

Respectfully submitted  
Jane Cordisco