

Pending Board

**St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting May 15, 2019**

On May 15, 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,

A Motion was made by Larry Cordisco and seconded by Karen Goodman to accept the minutes from the HOA Meeting of April 17, 2019. Motion carried; all Board Members approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report as follows: Seventy-Three (73) Homeowners with past due HOA fees (23 homeowners were sent letters indicating an additional charge of \$25 for late fees), One (1) Homeowner in bankruptcy; One (1) foreclosure; Nine (9) properties with liens and Two (2) on payment plans.

A Motion was made by Gail Logan and seconded by Karen Goodman to accept the Treasurer's Report. Motion carried; all Board Members approved.

A Motion was made by Bob Coleman and seconded by Larry Cordisco to proceed with foreclosure on liens on the following properties: 446 NW Sheffield (\$2,295), 322 NW Stratford (\$2,270), 345 NW Stratford (\$625), 815 NW Greenwich (\$2,270). Motion carried; all Board Members present approved.

A Motion was made by Bob Coleman and seconded by Gail Logan to advise our lawyer to proceed with fines in the amount indicated for violations at 430 NW Canterbury. Motion carried; all Board Members approved.

Bob also reminded all Board Members that by May 15, no later than June 12, the Committee Chairs need to provide the Finance Committee with information regarding the possible major expenditures during 2020, 2021, 2022, 2013 & 2024.

Maintenance Committee - Marvin Ott

Marvin Ott reported that the remaining wire installation and hookup to the transformer at the exercise facility will be complete when scheduled by FPL.

Other items completed/or in progress are as follows: a list of street repairs and drain cleaning for 2019 is being assembled for quotes by mid-year; 2-wire irrigation system for Sheffield will start the week of May 19; obtaining quotes for wind screen replacements; 2 32-gallon trash receptacles have been replaced; although we have quotes for painting the FPL light poles, Mike Coggins will check to see if FPL will do this work.

A Motion was made by Marvin and seconded by Larry Cordisco to spend Two Hundred, Forty-Six (\$246.00) for the replacement of the signs in the pool/spa area. Motion carried; all Board Members approved.

A Motion was made by Marvin Ott to replace cracked tiles in ladies' bathroom at a cost of \$450, however, after discussion, it was decided to not proceed with this because of the likelihood of a remodel for the clubhouse, including the office and bathrooms.

A Motion was made by Marvin Ott and seconded by Bob Coleman to contract Tri Brothers to trim approximately 1596 palm trees at a cost of Twenty-Two Thousand, Five Hundred Fifty-Four Dollars (\$22,554) (\$14 per tree). Motion carried; all Board Members approved.

A discussion followed with regards to having Tri-Brothers or another contractor contracted to trim the oak trees in the community, at the homeowners' expense, for those who wish to have the work done. Marvin to pursue this option.

Planned: The 2-wire irrigation system for Dover in October.

Landscaping Committee – Karen Goodman

Karen Goodman reported that there will be stakes installed at the preserves on Dover to indicate areas not to be mowed.

Lakes & Preserves – Clem Lagala

No report this month.

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

In John Burd's absence, Tru Hall reported that there will be a Hearing Committee session on June 3rd to again review the issue of the non-approved mailbox on Sheffield Circle.

Architectural Committee – Karen Goodman

Karen Goodman reported that the Architectural Control Committee had requests as follows: as of May 14, 2019, there were a total of 14 (since last Board Meeting) requests (5 for landscaping, 6 for structural changes, 3 for exterior painting): 11 were approved, 2 are on hold and 1 was denied. Year-to-date 65 requests as follows: 20-landscaping; 30-structural changes; 15-exterior painting.

Safety & Security Committee – John Burd

In John Burd's absence, David Keller stated that there is a big problem with speeding in the community and suggested we may want to borrow a flashing 'speed' sign from the St Lucie Police Department to deter speeders.

Covenants Change Committee – Karen Goodman

A Motion was made by Karen Goodman and seconded by Gail Logan to approve a new procedure regarding Application for Sale/Lease, with items to include a criminal background and credit check, copy of driver's license and term limits for leases or rentals. The applications would have a fee of \$150 and would be only approved with a credit score of 600 or higher. Documents would first be sent to our lawyer for his comments and approval. Karen also asked that we have a screening committee for submitted documents. Motion carried; all Board Members approved.

Communications Committee – Bob Evans

Bob Evans reported that he was presently looking at 4 vendors for quotes on a new gate system.

Homeowner Concerns:

Who does the weeding in the common areas, specifically, at the front gate? Royal Green

When there is rust on homes or dirty roofs, who follows up on these issues? The Pod director

Ed Carattini, a volunteer Community Patrol Officer, announced that they need volunteers for Community Patrol.

Tru Hall announced the Volunteer of the Quarter: George Rojas for his service in the community.

A Motion was made by Tru Hall and seconded by Larry Cordisco to adjourn the meeting at 8:30 PM. Motion carried; all Board Members approved.

The HOA Annual meeting will be **June 19, 2019**.

Respectfully submitted
Jane Cordisco