

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting May 16, 2018

On May 16, 2018, 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. **Note: after a Homeowners meeting on POD A, Gail Logan was voted to replace Chris Evans, who resigned his position as POD A Director.**

A Motion was made by Bob Coleman and seconded by Jack Albright to accept the minutes from the HOA Meeting of April 18, 2018. Motion carried, all Board Members present accepted.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of April 30, 2018 we have \$1,058,378.25 in the reserves account. There were 90 Homeowners past due however, since that date, a total of only twenty-seven (27) were sent late notices with fines for their past due accounts. We have two (2) Homeowners in bankruptcy; Four (4) in Collections; One (1) foreclosure; Five (5) properties with liens; One (1) Bank-owner property, One (1) HOA managed from foreclosure; and Two (2) on payment plans.

Bob indicated that the property at 712 Stanford has now been abandoned and is bank-owned, therefore, we can levee fines because of violations at this address. **A Motion was made by Jack Albright and seconded by Marvin Ott to assess a Two-thousand, Six Hundred dollars (\$2,600) fine to the bank because of boats parked in this driveway and the unkept condition of this home. Motion carried; all Board Members present accepted.**

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: New playground equipment to be installed by June; new wiring for irrigation equipment on Waverly has been done and will be done next on Stratford; Hurricane Shutters will be done on the Clubhouse and Exercise building prior to Hurricane season; Street lights will be changed to LED lights by FPL in August after which we will obtain bids to paint the poles. Brick pavers at the Dover round-about are to be sealed. **A Motion was made by Marvin Ott and seconded by Larry Cordisco to spend One Thousand, One Hundred Fifty dollars (\$1,150) to paint four (4) bathrooms in the clubhouse and exercise building (\$900) and pressure wash the south end of the tennis courts (\$250), work to be done by Affordable Pressure Washing. Motion carried; all Board Members present accepted.**

A Motion was made by Jack Albright and seconded by Karen Goodman to approve an invoice of \$125 & \$95 to the Contractor who did repair work on the jets and made recommendation for improvement of the jets in our Spa. Motion carried; all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Jack Albright to spend up to Two Thousand dollars (\$2,000) for additional Spa repair including the addition of a blower, piping and permitting. Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

In Clem's absence, Phil Leggio reported that Aquatic Systems will be checking into the aeration of the lakes due to the dead fish reported last month. The Board Members were provided with a report that details the condition of the lakes, and a recommendation will be made by the committee containing action to be taken and the costs of any proposed work.

Restrictions & Covenants – Tru Hall

Nothing to report.

Hearing Committee – Bob Evans

The violation concerning an RV parked at the Waverly lot has been rectified.

Architectural Committee – Jack Albright

Jack Albright reported that there have been Fifteen (15) requests in May: three (3) for landscaping, six (6) for structural changes and six (6) for exterior painting. Of these 15 requests, eleven (11) were approved, four (4) are on hold and one (1) was cancelled.

During Jack's report, an issue came up from a homeowner who has a complaint against a neighbor who has plantings that come over the boundary into their yard, thus, blocking their lake view. It was also noted that the currently installed generator had been approved for a specific location but was installed in another location and, upon further investigation, found that there was no permit pulled for this installation. It was suggested that the homeowner with the complaint should pay to have a survey done to settle this matter. However, because the homeowner asked the Board to pay for a survey, the decision was to get the opinion of our lawyer before we proceed with any action on this matter.

Safety & Security Committee – John Burd

In John Burd's absence, Tru Hall reported that a man was knocking on homeowners' doors and subsequently, was arrested during the suspected robbery of a golf cart.

Election Committee – John Burd

No report at this time.

Covenants Change Committee – Karen Goodman

Karen Goodman reported that to date, we have received 399 "YES" votes and 20 "NO" votes with regard to changing the officer's term limits. As of May 31, 2018, unless we receive many more "NO" votes, this action will pass and our covenants will change to reflect the new 2-year term limit of all officers.

Communication (Cable) Committee – Bob Evans

Bob Evans informed the Board that all green boxes have been removed, however, if anyone notes that they have seen a box that has not been taken out, they need to let him know. It is expected that Hotwire will move into the old 'Litestream' building in June.

Consent Agenda

A Motion was made by Karen Goodman and seconded by Jack Albright to approve the repair of Fitness Center equipment. Motion carried; all Board Members present accepted.

Old Business

- Presently, we are interviewing firms for our new Accounting Services.
- Jack Albright proposed the designation of one day per month to conduct Open House for Realtors. Jack and Karen Goodman will work on a written proposal for next meeting.

New Business

New Flags – a Homeowner concern – new flags have been installed.

Street Cleaning – a Homeowner concern – the City of Port St Lucie will do this if you call them (info volunteered by another Homeowner; research will be done on this possibility)

Volleyball Court – this item is still being discussed.

Heating of Outdoor shower – It was suggested to the Homeowner requesting this that they get some estimates of the overall cost involved to the HOA.

New Business

Air Conditioner Maintenance Agreement - A Motion was made by Karen Goodman and seconded by Jack Albright to approve a contract with Air Temp at a cost of \$300 per year for this agreement. Motion carried; all Board Members present accepted.

Landscape Reflector system was explained to homeowners in attendance.

Homeowner Concerns:

- A Homeowner remarked that she had counted 19 homes that had their garbage in bags instead of closed bins as required by our covenants.
- Homeowner remarked that the umbrellas in the pool area need to be bigger or we should have some means of providing more shade in that area.

A Motion was made by Tru Hall and seconded by Marvin Ott to adjourn the meeting at 8:30 PM. Motion carried; all Board Members presented accepted.

The next regular HOA meeting will be June 20, 2018.

Respectfully submitted
Jane Cordisco