

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting October 18, 2017

On October 18, the HOA Board of Directors Meeting was called to order at 7:00 PM by President, Marvin Ott. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present except Tru Hall.

A motion was made by Chris Evans and seconded by Jack Albright to accept the minutes from the September 20, 2017 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of August 31, 2017 there are Twelve (12) past due accounts, two (2) in Bankruptcy, two (2) in Collections, two (2) foreclosures, four (4) properties with liens, one (1) HOA managed from foreclosure, and two (2) on Payment Plans.

A Motion was made by Marvin Ott and seconded by Chris Evans to accept the Treasurers Report. Motion carried; all Board Members present accepted.

Bob announced that there will be a Budget Meeting for all Homeowners on November 8, 2017 at 7:00 PM. Letters were mailed this past Tuesday regarding this meeting and stating that there would be no increase in our HOA dues for the 2018 Budget year.

Maintenance Committee – Marvin Ott

Marvin Ott indicated the following items are complete or in process: Pool furniture has been cleaned since hurricane, speed bumps at entrance have been improved, Center island at entrance has been improved with flowers and painted, the 'dome' in the tot lot will be delivered in 2-4 weeks, brick pavers are being installed at Bocce Courts, utilizing the pavers that were removed from islands at Dover, Sheffield and Stratford.

Because changes need to be made to the retaining walls at the bridge over the canal on the Boulevard leading to Dover, we are researching further information and will determine if we need a structural engineer and permit to complete this improvement.

We are also getting estimated for the installation of Accordion Shutters on the clubhouse. Hurricane repairs also include the fence around the tennis courts.

There was much discussion regarding the repair or replacement of the card room furniture. Two (2) chairs have been sent out for cleaning and refinishing to see if this would be cost effective compared to replacing this furniture which is over seven (7) years old. This item will be tabled until next meeting.

Lakes & Preserves – Clem Lagala

In Clem Lagala's absence, Marvin reported that the only problem that needs to be addressed is that it appears that the golf course has dumped debris in a preserve area behind a home on Dover. Marvin will address this problem.

Restrictions & Covenants- Tru Hall

No report this month.

Hearing Committee – Bob Evans

Nothing to report this month.

Architectural Committee – Jack Albright

Jack Albright reported that they have processed 12 requests this month: 3 for landscaping, 1 for structural changes and 8 for exterior painting, with a year-to-date total of 138 requests. There have been only 2 requests denied (exterior painting & Removal of Oak Tree)- the need to replace a tree. Also changes were denied for 2 homeowners who proceeded with unapproved changes.

Security Committee- John Burd

John Burd reported that over 50 'friendly' letters were sent to homeowners who had not taken down their storm shutters and subsequently, there were 7 fine letters sent. John also reminded homeowners to put their garbage cans away as soon as possible after garbage has been taken ; do not leave them in front of garage..

Election Committee – John Burd

A Motion was made by Bob Coleman and seconded by Marvin Ott to approve the Procedures for Elections. Motion carried; all Board Members present accepted.

Cable Committee – Bob Evans

Bob Evans informed the Board that the trailer and dumpster owned by Hotwire will be removed in the next 30 days. No answer from Lifestream yet on a proposal made at last month's Board Meeting, regarding the use of their building for the next year.

New Business

A Motion was made by Bob Coleman and seconded by Marvin Ott to proceed with lien foreclosure proceedings on 322 Stratford. Motion carried; all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Bob Coleman to proceed to take necessary steps to change our Covenants from 2/3 of homeowners approval to 50%+1 homeowners approval to make changes to any of our current covenants. The proposal will be drawn up by our Attorney after which this proposed amendment will be sent to Homeowners. Motion carried; all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Bob Coleman to approve the formation of the Storm Emergency Committee headed by Dick Smith and George Agan. A list of committee members to be sent to the Board. This committee would address problems caused by hurricane and/or storm damage. Motion carried; all Board Members present accepted.

Volunteer of the Quarter

Marvin Ott announced that the Volunteer of the Quarter is Vinnie D'Amico.

Homeowner Concerns:

Lifestream Boxes and when they will be taken down (this was addressed earlier in the meeting). Homeowner stated that a homeowner on Somerset had missing and ripped screens, prior to hurricane and had not repaired them. Jack Albright will address this issue.

A motion was made by Bob Coleman and seconded by Chris Evans to adjourn the meeting at 8:05 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be November 15, 2017.

Respectfully Submitted by:

Jane Cordisco