

**St James Golf Club Homeowners Association, Inc.**  
**Board of Directors Meeting June 20, 2018**

On June 20, 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 Larry Cordiso and Marvin Ott absent and Gail Logan by cellphone.

Tru Hall introduced the SFS Tax & Accounting Services team that will assume responsibility for the HOA accounting. Jeffrey Schneider, EA, CTRS, NTPI Fellow told us a little about himself. He is an Enrolled Agent, a Certified Tax Resolution Specialist and NTPI Fellow. Jeffrey's wife Ali also explained several aspects of the business she is responsible for. Diana their head bookkeeper described some of her responsibilities and her past experience. An engagement letter will be sent to the SFS Tax & Accounting Services team this week. Our previous accountant will work on the transition along with the HOA Board to make a smooth transition.

**A motion was made by Jack Albright and seconded by Tru Hall to accept the SFS Tax & Accounting Services as our accountants. Motion carried, all Board Members accepted.**

Tru announced that the Board will continue post the draft minutes on the Website from the Board meeting and replace them with the approved minutes after the following meeting. This will allow residents to have access to the minutes earlier than the past 30 day cycle.

Treasurers Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of May 31, 2018 there is a net income of \$2,841. Also, there were twenty seven (27) past due accounts; two (2) in bankruptcy; one (1) foreclosures; one (1) property with liens; one (1) HOA managed from foreclosure; and two (2) in collections. He also indicated that as of today there are twenty seven (27) past due accounts be received with late fees. The bank has repossessed 712 Stanford and is the process of renovating. Bob also indicated that the HOA is in compliance with a Federal Law to safe guard against any misuse of funds by the President, Vice President and Treasurer. **A motion was made by Jack Albright and seconded by Tru Hall to accept the Treasurer's Report. Motion carried, all Board Members present accepted.**

Maintenance Committee – Tru Hall for Marvin Ott

Palm tree trimming will commence in July. The cost was up a little from last year. Earlier approval was made for \$19,000. The new price is \$19,950. **A motion was made by Bob Coleman and seconded by Jack Albright to approve \$19,950 for palm tree trimming. The motion carried, all members present accepted.**

Tru had pictures on the TV of some problems with the common area landscaping. There will be changes made in the common areas since there are sufficient funds in the budget. The Landscape Committee is working on this with the Board.

Per Marvin, the new accordion shutters for the clubhouse will be installed in July.

The islands on Dover, Sheffield and Stratford will be sealed in July.

Drain cleaning will be done soon at a cost of \$2,415. **A motion was made by Karen Goodman and seconded by Jack Albright to approve the cost of \$2,415 for drain cleaning. The motion carried all members present accepted.**

Tile and grout cleaning and sealing of the rest rooms has been completed. Up keep has been passed over to Steve.

There was a discussion held concerning the new landscapers and a number of issues. The Board is working with Ace to remedy the problems. However, Karen Goodman is handling any issues residents have. Most landscapers have a learning curve and it could take up to 6 months to settle in a community. Tru has asked ACE for a work schedule starting in July. Royal Green is also spraying the driveway weeds.

#### Lakes & Preserves – Clem Lagala

Clem shared a new study on the lakes with the Board. The lakes are not as deep as they were and will need maintenance to keep them from stagnation. Clem sighted the four worst lakes. Aerating the lakes is recommended. A discussion followed. Clem will have Mark come to the next Board Meeting for questions and explanation of recommendations. Right now the cost to do the upgrade to four lakes is \$19,206.91 but does not include the electric for the lake by the guard house. Clem will arrange a Board visit to a nearby community in order for the Board to inspect/listen to a system similar to what is being proposed. Tru will get an estimate for the electric for the #2 Lake pump.

#### Restrictions & Covenants – John Burd for Tru Hall

John indicated that the Elections will change from one (1) year to 2 (two) beginning in 2019. The paper work has been approved and is filed with the county.

#### Hearing Committee – Bob Evans

No Report.

#### Election Committee – John Burd

No report, nothing going on now.

#### Safety & Security Committee – John Burd

There were a few issues with outsiders in the pool. Also, cars parked on lawns are being monitored and letters will be sent if this continues. Parking on lawns is not allowed because of the sprinklers. Also the cameras are back in working order.

John discussed a letter received concerning National Night Out August 7, 2018. PSL police would come to the community to meet with residents and answer questions. Some discussion was held and the Board approved this community service gathering.

Covenants Change Committee – John Burd  
Nothing at this time.

Architectural Committee – Jack Albright

There were 23 requests in May. YTD 111 requests.

Communication (Cable) Committee – Tru Hall

Hotwire will move into the old Lite Stream building on July 20, 2018. If you have any problems call Hotwire. The community is in good shape right now.

Consent Agenda

Nothing at this time.

Old Business

Research is still being done for umbrellas and stands.  
Legal advice is needed for renters AB&B.

New Business

Volunteers for the first two quarters were John Burd - first quarter for handling the election and for the second quarter Ann Smith for her role with the social committee events.  
Street drainage information will be posted on the On Demand Channel  
Pod Directors Info Binders were given to each Pod Director and should be passed on to the next Pod Director if they leave the position. A copy will be in the office.  
Community reminders will be sent out to residents and given to new homeowners.  
Rick Martino wants to retire from doing the reservations for the Clubhouse. If anyone is interested please let Tru know.

Some homeowner concerns are:

Dog poop not always picked up by owners.  
Garbage not in containers on garbage day.  
Rails in the pool area are extremely hot in summer. The Board will investigate a solution.  
Restrooms are becoming untidy over the weekend, and sometimes running out of toilet paper.  
Solutions will be reviewed by the Board.

**A motion was made by Tru Hall to adjourn the meeting at 8:50PM. Motion carried; all Board Members accepted.**

The next regular HOA meeting will be July 18, 2018

Respectfully submitted, Acting Recording Secretary, Laura Burd

