

Villages of Fireside Board of Directors Quarterly Meeting
Thursday, June 20, 2013
RideOut Elementary School Auditorium

Board Members Present: Mike Hilt, Chris Tyler, Ben Ross, Ted Austin, John Anderson and Kathy Melton, representing The CAM Team.

Motion to open the meeting was made by Ted Austin and seconded by Ben Ross. None opposed. President, Mike Hilt, called the meeting to order at 7:03 p.m. The Board members were introduced.

Kathy Melton read the minutes from the meeting of March 21, 2013. Ted made a motion to accept the minutes as read. Chris Tyler seconded. None opposed. A draft version of the minutes will be available on the website within one to two weeks.

The Association is in good financial standing. The balance in the Operating Account at the end of May was \$129,096.70. The balance in the General Reserve was \$43,297.83. The balance in the Paving/Drainage Reserve was \$51,381.93.

One Association foreclosure is progressing and will have a sale date set soon. Statements have been sent out to past due homeowners monthly, and a courtesy collection letter has been sent. The Board approved sending intent to lien notices to homeowners who have not paid their 2013 assessments.

Old Business:

Ben shared that the entrance gate motor assembly had to be replaced. The exit gate experienced problems with the open/stop switch malfunctioning causing the gate to open beyond its limits. The issue has been repaired by The Gate Store.

Ted reported that he has not experienced any issues with the sign board at the entrance. He also checks on the ponds in the neighborhood periodically and all appear to be in good shape.

Chris reported that Tree Tech removed a pine tree by the exit gate and trimmed the trees along Fireside Dr. The person who was contacted to hydroseed the area by the school on Fireside Dr. has not returned phone calls. Chris will check into pricing for the Association to do it. The crape myrtles at the entrance are all doing well.

Mike reported that the contract with Comcast has been signed and the monies should be received sometime in mid-July. County Road 209 remains under construction and landscaping at the entrance should be repaired by the county once the project is complete.

New Business:

Ben shared that the camera in the call box has malfunctioned again. Digital Xtreme will come out to check it, and an alternative location for the camera will be discussed as the

camera provides vital information about vehicles entering the subdivision. Footage was checked prior to the malfunction and it does not appear that the damage was due to vandalism. One camera that views the outgoing traffic is experiencing some issues, as well.

Ted is attempting to make contact with a person Diane Branaugh referred him to concerning the erosion from Ridaught Landing. Several incidents of residents fishing in the ponds have been reported. No fishing is allowed and the areas around the ponds are private property. Should the incidents continue, the Board has authorized the attorney to send a legal letter.

John Anderson shared that the recent heavy rains have revealed several issues with the drainage system in the neighborhood. Approximately \$41,000 in emergency drain work had to be approved, but the Association is healthy enough to absorb the costs. The Board will plan for future repair costs.

Chris reported that Tree Tech removed a tree that fell across the walkway to the dock after a recent storm. The dock has been closed until repairs can be completed. C&H Marine will be out tomorrow to do repairs. A tree from a lot in Ridaught Landing fell across the sidewalk on Fireside Dr. and damaged the Association's fence. The Association had the tree removed for safety reasons and the invoice has been forwarded to the homeowner's insurance company for reimbursement.

Four cars have been tagged for parking on the street this year. New stickers have been ordered from A1 Towing.

Mike expanded on the drainage repairs that had to be done in the front section. A project on Moon Harbor Way has been completed. A sink hole opened up in a homeowner's yard caused by a breakage in the pipe from the artesian well to the drain box. A 20 foot section of under drain on each side of the drain box had to be repaired. Homeowners are asked to please refrain from raking leaves or trash into the drainage grates. These items build up in and block the pipes. A drainage project on Bellows Ct. will be finished on Monday, and a project on Embers Ct. in the 10 foot easement between two houses will start on Monday. The metal corrugated pipe used originally will be replaced with plastic pipe that will be more durable in the long run.

Election time is coming. Any homeowner who is interested in serving on the Board is requested to contact Management.

The Board thanked homeowners for cleaning up the neighborhood after the recent horrific storm. Advanced Disposal had eight trucks in the neighborhood on Wednesday picking up the storm debris. Two more trucks were in the neighborhood today.

All business being completed, Ben made a motion to adjourn the meeting. Ted seconded. The motion carried and the meeting was adjourned at 7:35 p.m.

The floor was opened to the homeowners for discussion and questions.