

Villages of Fireside Board of Directors Quarterly Meeting
Thursday, March 21, 2013
RideOut Elementary School Auditorium

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

Motion to open the meeting was made by John Anderson and seconded by Ben Ross. None opposed. President, Mike Hilt, called the meeting to order at 7:01 p.m. The Board members were introduced.

Kathy Melton read the minutes from the meeting of November 15, 2012. John made a motion to accept the minutes as read. Chris Tyler seconded. None opposed.

John reported that the Association is in good financial standing. The balance in the Operating Account at the end of February was \$146,000. The balance in the General Reserve was \$43,000. The balance in the Paving/Drainage Reserve was \$47,813. Average monthly expenditures are \$14,000.

Old Business:

Ted Austin reported that Lake Doctors took over pond maintenance on January 1st and that the ponds are in good shape.

Darrin Hinck stated that he will be soliciting bids for maintenance on the dock and boardwalk.

Chris reported that sod was installed as part of the construction project at the entrance and that it is growing. Three sprinklers still need to be replaced by the county.

Ben reported that the gates and cameras are functioning well.

Mike shared that the construction by the county at the entrance of Villages of Fireside has been completed. Drain pipes were installed under CR209 and along the easement area in the neighborhood. All of the crepe myrtles have been replanted on the easement. Several will be watched to make sure that they survive. New sod was installed and is a heartier grass than St. Augustine. The Association will fertilize the new sod this spring.

CR209 will be widened in the near future. A bid has been accepted and construction is anticipated to begin before the end of summer.

The backflow preventer at the dock was leaking. Chris Tyler replaced it, and moved it back from the roadway, at minimal cost to the Association. A backflow inspection is required annually by Clay County Utility Authority. The water is used for the dock area, including pressure washing the boardwalk.

Mike thanked the volunteers who put up the Christmas decorations: Diane Branaugh, Susan Adrick, Janice Link, and Keith Legette. Special thanks were given to Susan for acquiring new wreaths for the Association at no cost.

New Business:

Chris has been in contact with Danwood Hydroseeding to get a bid to install carpet grass under the oak trees along Fireside Dr. in order to cut down on erosion along the sidewalk. All the sod areas at the entrance will be fertilized within the next few weeks, and new mulch will be installed.

A drainage line behind the storm drain structure on Embers Ct. had to be cleaned out. More work will be needed as the main drainage ditch along Fireside Dr. requires attention. TB Landmark, the company who did drainage work at the entrance for Clay County, has been contacted to provide a bid.

The pine tree at the entrance has not been removed. Tree Tech will be out in the near future to take care of the removal, in addition to trimming several other trees.

Mark Stanley with C&H Marine has been asked to provide a quote on dock repairs.

Mike reported that the Association was contacted by Comcast, and he read the letter that was received. Comcast has not renewed its franchise agreement with Clay County and is offering a service agreement to the Association that would allow them to maintain and upgrade the Comcast network in the neighborhood over the next ten years. In return, Comcast will pay the Association \$125.00 per door for a total of \$49,250.00. The Board discussed the offer at two Working Group meetings, and clarified several parts of the agreement with the Comcast representative. Homeowners are not required to use Comcast, and would have the option to use a new cable company if one should come to the area in the future. The FCC prohibits a franchise cable company from having exclusive rights to a neighborhood. The original agreement had an automatic renewal at the end of the agreement, however the Board negotiated a 30 day renewal period where the Board can renegotiate for more compensation. In return for the money, the Association's only obligation is notify new homeowners in a welcome letter that Comcast is a local cable provider. John made a motion to accept the contract with Comcast. Chris seconded. None opposed. The Board will consider how best to use the additional funds.

Kathy shared that the website has been updated and encouraged those in attendance to visit the site often to see what is going on in the neighborhood. An online payment option is now available. Homeowners can pay by echeck at no charge, or pay by credit card (a \$10.00 convenience fee is charged by the bank).

John thanked Chris for his work at the boardwalk.

There has been a rash of vandalism at the dock, including the cutting down of a tree with an axe. Also, tire marks have been observed on Fireside Dr. and will be addressed in the near future. Street signs have also been vandalized and a more durable style of sign has

been devised. Homeowners are encouraged to contact the Board or Management if they see vandalism taking place.

All business being completed, John made a motion to adjourn the meeting. Ben seconded. The motion carried and the meeting was adjourned at 7:28 p.m.

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