

Villages of Fireside Board of Directors Quarterly Meeting
Thursday, September 19, 2013
RideOut Elementary School Auditorium

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

Motion to open the meeting was made by Ted Austin and seconded by Chris Tyler. None opposed. President, Mike Hilt, called the meeting to order at 7:05 p.m. The Board members were introduced.

Kathy Melton read the minutes from the meeting of June 20, 2013. Ted made a motion to accept the minutes as read. Ben Ross seconded. None opposed. A draft version of the minutes from tonight's meeting will be available on the website as soon as possible.

John Anderson, Treasurer, resigned from the Board after the last meeting due to personal reasons.

The Association is in good financial standing. The balance in the Operating Account as of August 31st was \$123,176.45. The balance in the General Reserve was \$43,944.45. The balance in the Paving/Drainage Reserve was \$11,911.15.

Old Business:

Ben reported that the camera at the keypad box has been replaced. A dome camera with infrared capabilities was selected versus a pinhole camera. The gates have been repaired and are functioning well.

Chris shared that C&H Marine has repaired the dock. The company is very responsive to the Association needs in emergency situations.

Ted contacted a representative from the St. Johns River Water Management District concerning the erosion along Fireside Dr. from Ridaught Landing. The representative has indicated that this is an issue that the Villages of Fireside must address. Ted has been checking the ponds periodically and feels that they are in much better shape than at this time last year.

Mike reported that the drainage issues caused by the heavy rains in the spring have been resolved. Projects were completed on Bellows Ct., Embers Ct. and Moon Harbor Way (all in the oldest section of the neighborhood). The easement along Fireside Dr. and Chimney Dr. has been dug out, with silt and soil removed to allow for better drainage.

Speed bumps were lowered along Fireside Dr. after several homeowners expressed concerns.

Unexpected expenses have been the theme of the year, but the Association is healthy enough to absorb the costs. The incentive money (\$49,500.00) has been received from Comcast and has helped to cover expenses.

New Business:

Ben reported that lightning struck an area at the gate and four (4) cameras were lost, along with the main board to the keypad entry system and the video output of the DVR. The total loss is approximately \$4,500.00 and a claim has been filed with the Association's insurance carrier. Clay Electric offers surge protection at a monthly fee of \$7.99. The Board has approved signing up for this program.

A-1 Towing took longer than expected to get new stickers to the Association. Chris reported that seventeen (17) cars have been stickered to date, and that no cars have been towed.

The Association is accepting bids for the landscape maintenance contract. Notices will be posted on the front entrance board and on the website. Interested parties should contact The CAM Team for more information.

Mike reported that the Association is not involved in any legal actions at this time.

Board members are needed to serve on the Board for the upcoming year. The Annual Meeting will be held on Tuesday, October 8, 2013, at 7:00 p.m. A quorum of members is needed to hold an election.

The entrance continues to be a mess due to construction along the main road. The fence at the entrance will need to be addressed by the next Board. The landscaping may need to be repaired after the project is complete to ensure that it is up to the Association's standards.

Chris made a motion to revoke the voting rights of members whose assessments are more than ninety (90) days in arrears. Ted seconded. None opposed.

The CAM Team presented "Written Rules for Inspection of the Official Records of the Community" that govern the process should a homeowner wish to inspect the Association's records. A motion was made by Ben to adopt the rules as presented. Darrin Hinck seconded. None opposed.

The Annual Meeting Notice will be mailed out on Friday, September 20th. Anyone interested in serving on the Board is asked to contact Kathy Melton at The CAM Team.

An Association foreclosure was recently offered for sale on the courthouse steps. An outside bidder contacted the attorney and agreed to pay the Association \$2,500.00 towards the arrearages on the account and will pay future assessments going forward. In addition, the company will clean up the property.

The Board is willing to work with any homeowner to make an agreement that allows them to bring their account current. The Board has been advised by legal counsel not to wait too long to move forward with legal actions as it is easier to get caught up when the amounts owed are not overwhelming.

Kathy reviewed the violation letter procedure. A new web-based system is being used that allows a picture to be included in the letter. Several instances have arisen where the picture is attached to an incorrect address. If you receive a letter in error, please contact The CAM Team so that the software company can be contacted to correct the issue. The letter will be removed from the homeowner's file.

All business being completed, Ted made a motion to adjourn the meeting. Ben seconded. The motion carried and the meeting was adjourned at 7:33 p.m.

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