

Villages of Fireside Annual Meeting  
Tuesday, October 8, 2013  
RideOut Elementary School Auditorium

Motion to open the meeting was made by Ted Austin, seconded by Ben Ross. None opposed. President, Mike Hilt called the meeting to order at 7:00 p.m.

To establish a quorum, one hundred six (106) homeowners needed to be present either in person or by proxy. Only thirty-one (31) homeowners were present in person or by proxy, so a quorum was not established. The Board proceeded with an unofficial meeting for the homeowners who attended. Notice of the meeting was provided in accordance with Florida Statutes and the Association's documents.

The Board members were introduced. In attendance from the Board of Directors were Mike Hilt, Chris Tyler, Ted Austin, and Ben Ross. Present from The CAM Team were Kathy Melton and Gina Cabral.

The minutes from the October 9, 2012 Annual Meeting were approved as written. All minutes are posted on the website for homeowners to review.

#### Reports of Officers:

Mike Hilt - The budget was tight this year as the Board voted during the budget process last year to not increase the dues. Dues have remained the same for the past seven years. Three major infrastructure issues surfaced in the oldest part of the subdivision as a result of the heavy rains in the spring. The total cost for repairs was approximately \$50,000.00 and the Association was able to absorb the costs. A contract was signed with Comcast in July which gave the Association \$49,500.00. The Association simply has to inform new homeowners that Comcast is a local cable provider, and in return Comcast will update and maintain their network in the neighborhood. Any new cable company will still have access to provide services to homeowners in the future. The CAM Team now offers online payments to homeowners.

Chris Tyler – Landscaping/Parking – There has been a lot of construction at the entrance to the neighborhood. Grass had to be replaced, as well as the crape myrtles. Several irrigation issues remain, but they will be taken care of. The big storm several months ago caused damage to the dock and several trees had to be removed. The landscape contract is out for bid as the total cost is greater than 10% of the annual budget. To date, only seventeen (17) cars have been tagged and none have been towed

Ted Austin – Message Board/Ponds – A meeting was held with a representative from St. Johns River Water Management District to discuss dirt washing onto the sidewalk along Fireside Dr. caused by run-off from Ridaught Landing. The Association is responsible to make repairs and a French drain system is being considered. The lake contract was awarded back to Lake Doctors and the ponds are in fairly good shape. There are several issues that are being addressed, and homeowners are encouraged to contact Management if they see any problems.

The account balances as of September 30, 2013 are:

Operating Account	\$106,836.47
General Reserve	\$ 43,949.87
Paving/Drainage Reserve	\$ 14,307.93

The brick fence at the entrance on either side of the signs, though not really the Association's fence, will need to be addressed once the road project is finished.

The boardwalk is starting to show deterioration and will be a large expense in the future. One bid has been received from C&H Marine for \$200,000.00 to replace the entire boardwalk. Partial repairs could cost anywhere from \$85,000.00 to \$150,000.00

Mike thanked the Board members in attendance for their assistance over the past year. He also thanked the following people for their help:

Diane Branaugh – for maintaining the signs in the community and for the new style of sign that is more durable.

Janice Link – for walking the neighborhood and picking up trash every day.

Bud and Patty Smith – for picking up trash in the neighborhood.

Ray Robert, Diane Branaugh, Rob Ellis, Lonnie Scheetz, and Don Shillcutt for their work on the Architectural Control Committee.

The CAM Team – for their guidance with financial matters and the collections process.

There are several vacancies on the Board and Mike asked for volunteers to fill the positions. It is extremely important for the Board to continue. Anyone who is interested is asked to contact Management, or to attend the next Working Group meeting on Thursday, October 24<sup>th</sup> in the portables.

The Board will discuss the budget at the November Working Group meeting and the 2014 Operating Budget will be voted on at the November Quarterly meeting. An increase in the annual assessments will be considered.

All business being completed, the meeting was adjourned at 7:40 p.m.

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

A brief meeting was held among the directors to elect officers. John Godfrey and Diane Branaugh were appointed to the Board. The officers for 2013-2014 are:

President – Mike Hilt

Vice-President – Chris Tyler

Treasurer – John Godfrey

Secretary – Ted Austin

School Liaison – Ben Ross

Director – Diane Branaugh