

Villages of Fireside Board of Directors Quarterly Meeting
Thursday, March 20, 2014
RideOut Elementary School Auditorium

Board Members Present: Mike Hilt, Chris Tyler, John Godfrey, Ted Austin, Ben Ross, Diane Branaugh, 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 7:00 p.m. The Board members were introduced.

Kathy Melton read the minutes from the meeting of November 21, 2013. Ben Ross made a motion to approve the minutes as read. Ted seconded. None opposed. A draft version of the minutes from tonight's meeting will be available on the website within a week.

The Association continues to be in good shape financially. John reported that the bank balances as of February 28st were:

Operating Account	\$145,201.76
General Reserve	\$ 40,191.24
Paving/Drainage	\$ 10,407.29
Boardwalk	<u>\$ 50,006.58</u>
	\$245,806.87

Old Business:

A new landscape contractor started taking care of the property on January 1st – Tom Snyders with T&D Professional Landscape Services. Chris met with engineers and contractors about the drainage problem at the entrance. A safety issue exists because of electricity to the fountain and standing water. The matter is unresolved at this time.

Ted reported that he contacted Clay County concerning an odor issue from the water treatment plan affecting the back side of Moon Harbor Way. No further issues were reported after monitoring the situation for a month. A representative will meet with the Association should the odors occur again.

Ben shared that the wrong DVR was delivered so a new one was ordered and has been installed. The cameras and gates are functioning well.

Diane Branaugh reported that the ponds were treated last Thursday and all are in good shape.

Mike reported that the drainage project on Chimney Drive was completed. The pipe was larger than the contractor thought so an additional ten trucks of grout were needed resulting in an additional \$4,000.00 cost to the Association. The cost was for materials only; no additional labor was charged.

Mike thanked Janice Link and Susan Adrick for taking care of the Christmas decorations at the entrance.

Mike thanked the volunteers who took part in the Boardwalk clean-up, which resulted in twenty large bags of trash: Chris Tyler, Diane Branaugh, John Godfrey, Keith Legette, and Ray Roberts.

New Business:

Chris met with a representative from Hubbard Construction, Todd Jolly (our electrical contractor), and Tom Snyders (our landscape contractor) concerning the irrigation issue and electrical issue at the entrance. Hubbard Construction has accepted responsibility for the damage and they are willing to pay for the repairs. A quote has been received for the irrigation repairs. While the lights at the entrance have been temporarily repaired, a quote has been requested from Todd Jolly for a permanent fix. Both quotes will be forwarded to Hubbard Construction.

The Board is addressing a drainage issue along Fireside Dr. that causes dirt to wash onto the sidewalk. The St. Johns River Water Management District was contacted and they indicated that it is an Association issue. A quote has been requested to install a French drain that will tie into the drainage system and to place a barrier along the sidewalk.

Quotes have been received to replace the wrought iron on the brick wall along Henley Road. The cost is approximately \$5,000 - \$6,000. This is the "front door" to the neighborhood and needs to be addressed. New landscaping will also be installed once the road construction project is complete.

Pressure washing of the gates will be scheduled in the near future. Sign posts throughout the neighborhood are in need of cleaning. Diane has the chemicals needed to clean the posts and asked for volunteers to help. Homeowners who have a post on their property are encouraged to clean it when necessary.

A swale drainage issue on Moon Harbor Way is being investigated. Diane went to the County to obtain all of the drainage maps for the neighborhood. The Board is working with three to four homeowners whose backyards are like swamps. The Board may have to intervene if it is determined that the drainage system was never set up correctly in the first place. Homeowners can help drainage in the community by making sure that leaves and grass are not going down the drains. Drainage grates should be kept clear of leaves and debris. Swales should be maintained so that they drain properly, and no landscaping or fences should be installed in the swale.

Kathy reported that collections from 2014 are ahead of the same time period last year. Currently, there are fourteen active bank foreclosures in the neighborhood, with two properties scheduled for sale within the next few months. There are three bank-owned properties. Twenty-eight homeowners have signed up for and are making regular payments on a payment plan.

All business being completed, Chris made a motion to adjourn the meeting. John seconded. The motion carried and the meeting was adjourned at 7:24 p.m.

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