

Villages of Fireside Annual Meeting
Tuesday, October 11, 2016
RideOut Elementary School Auditorium

The Annual Meeting of Members was called to order by President Jim Link at 7:02 p.m.

Proof of Notice was provided showing that notice of the meeting was mailed to all owners of record in accordance with the Association's documents and Florida Statutes. A quorum was not established. The Board proceeded with an unofficial meeting for the homeowners who attended.

The Board members were introduced. In attendance from the Board of Directors were Jim Link, Chris Tyler, Chuck Francisco, and Diane Branaugh. Kathy Melton represented The CAM Team.

A motion was made by Jim Link to waive the reading and to approve the minutes from the October 13, 2015 Annual Meeting. Chris Tyler seconded. None opposed and the motion carried. All minutes are posted on the website for homeowners to review.

Reports of Officers:

Diane Branaugh reported that all the ponds are in good shape. Lake Doctors is doing a good job maintaining the ponds throughout the community. A drain inlet on Chimney Drive washed out and had to be repaired.

Chris Tyler shared that overall 725 cars have been tagged, and 39 have been towed. In 2016, 139 cars have been tagged, and 4 have been towed.

Jim Link updated residents on what the Board has accomplished over the past year.

- The parking rules were updated to make them clearer.
- Rules were adopted for the conservation area. The number of guests is limited unless Management is notified. The new rules make it easier for CCSO to enforce the policies. Off duty officers have been hired to monitor the situation at the dock/boardwalk area.
- The landscape plan was implemented at the entrance. A new vendor was hired to take care of the irrigation and is doing a great job.
- A new roof was put on the guard shack.
- The entrance lights at the gate were replaced with new LED lights. The improved lighting was important since speed bumps have been removed.
- A new fence was installed adjacent to Ridaught Landing. Vandals have already damaged the fence, and it is being reinforced with 5/8" plywood. The Board is asking residents to be observant and call CCSO if they see anyone trying to enter the community in that area.
- Trash receptacles have been added at the entrance and at the boardwalk.
- The vandalized dock has been repaired.
- Curbing was replaced in several areas throughout the community.
- A drainage weir on Chimney drive was repaired.

- Trees that fell during Hurricane Matthew along the boardwalk were removed today by Tree Tech.
- Chris Tyler is working with C&H Marine to repair the Boardwalk. A total of 110 planks along the boardwalk are being replaced, along with the top of the handrails and the decking on the dock. A coating will be applied on the entire boardwalk to try to preserve what is there now. The boardwalk is currently in the process of being pressure washed.
- The Board is looking at options to replace the card reader at the gate as it is outdated and susceptible to fogging. A transponder system is being considered, but there is testing that must be done to make sure that it is a feasible option for the neighborhood. The current system will have to be upgraded at some point in the future. The Board will get the resident's input and will consider all options. The gate closing times were changed to 9pm to 5am, so less maintenance has been required to maintain the gate system over the past year.
- Homeowners are encouraged to report any issues or concerns via the community website: www.villagesoffireside.com
- The Board's strategy for 2017 will be to put a hold on new projects and to manage and maintain what is currently in place.

Chuck Francisco reported that the Association is in good financial shape. The account balances as of September 30, 2016 were:

Operating Account	\$ 94,449.68
General Reserve	\$ 33,443.79
Paving/Drainage Reserve	\$ 42,768.09
Boardwalk Reserve	<u>\$ 70,318.05</u>
	\$240,979.61

Expenses are running slightly below budget, approximately \$6,000 less for the first three quarters of the year. Receivables are \$29,276.87, which is slightly less than in 2015. Fourteen homeowners have not paid their 2016 assessments. Several homeowners had questions about the paving loan balance and the amount needed in reserves. The Board carefully watches the expenditures of the Association.

Election of Directors

As there was not a quorum, an election could not be held. The current Board members will continue. There are two vacancies on the Board.

Unfinished Business: None

New Business:

The Board has put the landscape contract out for bid. A Request for proposals (RFP) was placed on the website and message board at the entrance. Eight companies have responded. Keith Legette has been appointed by the Board to help review the proposals. Jim Link thanked Diane Branaugh for her help in walking the vendors through the community to review the scope of work required.

All business being completed, Chuck Francisco made a motion to close the meeting. Dan Davis seconded. None opposed. All business being completed, the meeting was adjourned at 8:58 p.m.

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

A meeting was held within the statutory time frame to select officers for the upcoming year. The officers for 2016-2017 are:

President – Jim Link

Vice-President – Chris Tyler

Treasurer – Chuck Francisco

Director – Diane Branaugh

Director – Brandon Hartzog