

Villages of Fireside Board of Directors Quarterly Meeting
Thursday, September 15, 2016
RideOut Elementary School Auditorium

Board Members Present: Jim Link, Chris Tyler, and Diane Branaugh; Kathy Melton, represented The CAM Team.

Excused: Chuck Francisco; Brandon Hartzog

The meeting was called to order by President, Jim Link, at 7:02 p.m. A quorum was established.

A motion to waive the reading and to approve the minutes of the June 16, 2016 Board of Directors Quarterly Meeting was made by Diane Branaugh. Chris Tyler seconded. None opposed and the motion carried. Jim Link signed the minutes. A draft copy of the minutes from tonight's meeting will be posted on the website.

Financial Report:

The Association is in good financial shape. The balances as of August 31, 2016 were:

Operating Account	\$108,330.95
General Reserve	\$ 33,441.04
Paving/Drainage	\$ 39,999.19
Boardwalk	<u>\$ 70,306.50</u>
	\$252,077.68

Expenses are watched closely. To date, total expenses are \$147,784.25 versus budgeted expenses of \$148,137.17. Outstanding receivables are currently \$31,183.04, and 94.9% of 2016 assessments have been collected.

Reports:

- Fence Repair – The fence by Ridaught Landing is being reinforced and concrete is being added to the posts. A suggestion was made to send a letter to the residents in Ridaught Landing who have properties adjacent to the fence asking for their assistance to curb trespassing.
- Curb Repairs – Curb repairs were completed in several areas throughout the community. An additional expense was incurred to repair a section that was accidentally driven on before the concrete was dry.
- Dock and Walkway Repair/Maintenance – Handyman Vince has completed repairs to the railings at the dock area. His crew will be back on Saturday to pressure wash the dock and walkway areas. A proposal was received from C&H Marine to replace the top handrail along the walkway, replace 110 boards, and to re-deck the platform. The approximate cost is \$20,000. The Board approved the proposal and the funds will come from the Boardwalk Reserve Account. The Board discussed ways to curb vandalism on the dock and boardwalk areas,

including adding cameras and offering a reward for reporting persons who are vandalizing the area.

- LED Lighting and Gate Reflectors – New LED lights were installed at the entrance. The Gate Store added reflective tape to the gate.

Old Business:

Recreation and Conservation Rules – The Board has worked for several months to develop rules for the recreation and conservation areas. The final form was presented for approval. Diane Branaugh made a motion to approve the Recreation and Conservation Rules as written. Chris Tyler seconded. None opposed and the motion carried. The document will make it easier for Deputies to enforce the rules. The Board cannot police the area. Residents are asked to contact the non-emergency number for the Clay County Sheriff's Office if they see any issues. The Board does have the authority to suspend the rights of residents to use the area should they break the rules.

New Business:

Landscape Maintenance RFP – A better defined scope of work for the landscape contract has been developed by the Board. A motion was made by Diane Branaugh to move forward with the revised RFP. Chris Tyler seconded. None opposed and the motion carried. A message will be posted on the message board, as well as on the website, to let vendors know that the Association is accepting bids for the 2017 landscape contract. Proposals should be turned in no later than October 10th, and a decision will be made by November 15th.

Pond Evaluation – David DeLarm, Delarm Excavating, will be in the community on Friday to check pond erosion at two sites because of concerns expressed by homeowners. The Board is asking for an opinion as to whether repairs are needed, and then the Board will determine whose responsibility it is to make the repairs.

Drainage Weir Repair (Chimney Drive) – A repair to a weir on the north pond off of Chimney Drive has been approved by the Board and will be completed soon.

All business being completed, Diane Branaugh made a motion to adjourn the meeting. Chris Tyler seconded. None opposed and the meeting was adjourned at 7:32 p.m.

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

Diane Branaugh
Pres V. 2.17
6-15-17