

Villages of Fireside Board of Directors Quarterly Meeting  
Thursday, June 15, 2017  
RideOut Elementary School Auditorium

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

The meeting was called to order by President, Jim Link, at 7:07 p.m. A quorum was established.

A motion to waive the reading and to approve the minutes of the September 15, 2016 Board of Directors Quarterly Meeting was made by Jim Link. Diane Branaugh 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.

**Reports:**

- **Financial** – The balances as of May 31, 2017 were:

Operating Account	\$170,635.55
General Reserve	\$ 33,466.06
Paving/Drainage	\$ 68,804.54
Boardwalk	<u>\$ 49,925.64</u>
	\$322,831.79

The Association is doing well versus budget. Overall, the Association is approximately \$2,900.00 below budget. Administrative expenses are slightly over budget. Security is over budget as the off duty officers were hired earlier than expected. Gate Repairs is above budget as a section of fence had to be replaced, and a bollard and the card reader were repaired.

- **Ponds** – Algae is being treated. Residents are reminded to keep the areas from the fence to the pond trimmed. Round-up may not be used by the pond. Lake Doctors will be removing several plants that have been added to the pond and should not have been. Overall, the ponds are in good condition.

A homeowner notified the Board that residents are driving a golf cart around the pond in his area. Residents are urged to contact CCSO as this is trespass issue. The Board has no law enforcement capabilities. Those in attendance were reminded that there is no fishing on the ponds per the Covenants & Restrictions.

- **TLC Service** – A punch list of items has been provided to the current landscaper, including weeds/vines on the school fence and edging along Henley Drive. The landscape contractor has been counseled that if improvements are not made, the contract will be bid out. The crape myrtles at the entrance need to be cut away from the power lines.

- **Cars Towed** – Since the tagging policy began in 2009, 772 tags have been issued and 45 cars have been towed. This year, 43 cars have been tagged and 4 have been towed. Residents are reminded to park in their garage and driveway first. Tagging and towing of vehicles has helped control who goes down to the creek area. Also, the streets in the neighborhood are not wide enough for cars to park on the street.

The parking policy was revised last year to make it clearer. The Board is always willing to work with residents regarding parking and when residents have parties. If the driveway is full, the Board understands why cars are parked on the street.

- **ARC** – ARC requests are completed in a timely manner with committee members meeting with the homeowner within a week's time. The majority of requests so far this year have been for re-roofs. Jim Link shared that some requests are outside of the Covenants and Restrictions, and just because it has been approved before does not mean that a request can be approved now. The current Board cannot be held accountable for what has occurred under a previous Board. The Board has an absolute obligation to enforce the deed restrictions. The Board has spoken to an attorney about sending a "Rehabilitation Letter" to all residents to share this information.
- **Gates/Cameras** – The Board has received complaints about the gates being open so much, while other people like that they are open. The gates have been working fairly well, but there have been issues from time to time with the optical reader (barcode reader). The Board is looking to replace the out of date reader with a transponder system, and will discuss this as part of the budget process.

The hours the gates are open changed over a year ago. Traffic on Henley Road has increased. When the gates had issues, cars would pile up and the Board was concerned for the safety of the residents. The gates are closed from 9:00 pm to 5:00 am. Maintenance costs and complaints about gate issues have almost gone to zero.

The cameras are working well. A resident recently requested footage from the camera system. The information was provided and was very helpful to the resident.

- **Signage** – Jim Link has taken on the project to review the signs in the neighborhood. He will present a plan to the Board to correct signage out front, and to change the signs at the creek area.
- **Boardwalk Maintenance** – A number of planks on the boardwalk (110) were recently replaced. A deck coat surface will be installed in an effort to increase the longevity of the boardwalk.

## **Old Business:**

**Recreation and Conservation Area Rules** – The Board established new rules for the recreation area. A copy was mailed to residents and is also available on the community website.

**Creek Security** - Off duty CCSO officers are hired periodically to help patrol the boardwalk area, and also drive through the neighborhood when things are slow at the dock. The Board is constantly looking for ideas of how they can improve things at the boardwalk and welcomes resident's suggestions. CCSO should be contacted if residents have any issues at the boardwalk that require law enforcement.

## **New Business:**

**Covenant Amendments (fence, carport)** - The Board met with an attorney to discuss the Covenants and Restrictions. There are nine amendments to the current Covenants and Restrictions and state statute takes precedence over some of the covenants. The Board needs to explore redoing the documents or, at a minimum, amending them.

**ARC-Board Separation** – Jim Link asked the Board to share their thoughts on separating the ARC and the Board. Currently, Diane Branaugh serves on both entities. Several Board members shared that they appreciate the vast knowledge that Diane has about the community, and that she could recuse herself when there is an appeal from a homeowner. This item will be placed on the agenda for the next Working Group meeting.

All business being completed, Chris Tyler made a motion to adjourn the meeting. Diane Branaugh seconded. None opposed and the meeting was adjourned at 8:11 p.m.

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