

Villages of Fireside Annual Meeting  
Tuesday, October 10, 2017  
RideOut Elementary School Auditorium

The Annual Meeting of Members was called to order by President Jim Link at 7:00 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. Linda Woods, CAM represented The CAM Team.

A motion was made by Joseph Wells to waive the reading and to approve the minutes from the October 11, 2016 Annual Meeting. Joe Asturi 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. ARC approvals are up-to-date. Maryse Andre, a new ARC Committee member, was introduced.

Chris Tyler shared that overall 789 cars have been tagged since 2009. In 2017, 62 cars have been tagged, and 4 have been towed.

Jim Link shared a number of updates with residents in attendance.

- Several extensive drainage repairs have been completed over the past several months. In addition, a French drain was installed on Fireside Drive, and improvements were made to the storm drain on the other side of the street. Homeowners are responsible to maintain the swale on their property. Several fences have been built on top of swales and the Association is doing all it can to address this issue.
- The boardwalk suffered some damage from Hurricane Irma. The dock is intact, but one walkway washed away. The Department of Environmental Protection and the Army Corps of Engineers is responsible for clearing the debris, including any debris in the swamp area. Several large trees are leaning over the boardwalk. Tree Tech has been approved to remove the trees however it may take some time before they can get to our community. Residents are urged to avoid this area.
- Susan Adrick is working on getting a proposal to replace the message board sign at the entrance.
- The fountain at the entrance is not working. Maintaining the fountain is costly, and the Board is considering options of what to do with it.
- A&L Irrigation took over maintenance and repair of the irrigation system. They are doing a great job.

- A new landscape vendor was hired in January – Total Lawn Care (TLC). The Board has not been happy with the services that have provided. The contract will be reviewed, and the Board will consider changing vendors.
- Signage in the neighborhood is showing its age. The Board has started discussing how to make it better.
- Costs to maintain the gates at the entrance have gone down since the hours were changed. Currently, the bar code reader needs service. The Board is exploring replacing the current system with a transponder system.
- Homeowners are responsible for maintaining the sidewalk in front of their property.

Chuck Francisco reported that the Association is in good financial shape. The account balances as of September 30, 2017 were:

|                         |                     |
|-------------------------|---------------------|
| Operating Account       | \$120,658.22        |
| General Reserve         | \$ 33,477.16        |
| Paving/Drainage Reserve | \$ 68,620.59        |
| Boardwalk Reserve       | <u>\$ 49,942.19</u> |
|                         | \$272,698.16        |

Expenses are running approximately \$10,000 below budget for the first three quarters of the year. Off duty CCSO officers are hired periodically and have helped reduce a lot of the mischief at the boardwalk.

The Board has concerns about the level of reserve funds should a major catastrophe occur. The documents do not mandate a minimum amount required to be kept in reserves, and the Board watches expenditures from the reserve fund very closely. An increase in assessments may be considered for the upcoming year.

#### **Election of Directors**

As there was not a quorum, an election could not be held. The current Board members will continue. There are three vacancies on the Board. Rebekah Shively indicated that she would like to join the Board.

**Unfinished Business:** None

**New Business:** None

All business being completed, Chris Tyler made a motion to close the meeting. Diane Branaugh seconded. None opposed. The meeting was adjourned at 8:35 p.m.

A brief organizational meeting was held after the meeting. The officers for 2017-2018 are:

President – Jim Link  
 Vice-President – Chris Tyler  
 Treasurer – Chuck Francisco  
 Director – Diane Branaugh