

Villages of Fireside Board of Directors Working Group Meeting
Thursday, July 13, 2017
RideOut Elementary School Portable Classroom

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

The meeting was called to order by President Jim Link at 6:11 p.m.

An email was received from Tes Gleisner stating that she was resigning her position on the Board of Directors due to work commitments. The Board accepted her resignation.

Budget Review:

The June 2017 financials were emailed to the Board in advance of the meeting. The balances as of June 30, 2017 are:

Operating Account:	\$158,839.31
Paving & Drainage Reserve:	\$ 73,608.96
General Reserve:	\$ 33,468.81
Boardwalk Reserve:	<u>\$ 49,929.74</u>
	\$315,846.82

Chuck Francisco reported that expenses versus the budget look good. The Board should consider increasing the amount allocated to the Security line item in the budget next year. A fence repair was completed on the entrance side. In addition, several paving and drainage repairs have been completed and the invoices were paid out of the Paving & Drainage Reserve account.

CCSO Off Duty Review:

Off duty officers were hired over the Fourth of July weekend. A total of four (4) shifts were worked and no incidents were reported. The Board discussed that one of the officers was a little too nice and said that the officers need to be more aggressive. Additional officers have been hired for this weekend. The rates for off duty officers will be increasing in 2018.

Paving Repairs:

Repairs have been complete by DeLarm Excavating on Fireside Drive at the entrance to alleviate a drainage issue at a cost of \$7,200.00. If sand continues to wash onto the sidewalk, the Board will consider the installation of railroad ties. An additional repair was completed on Chase Ridge Drive to the drain box at a cost of \$3,750.00.

Several homeowners have contacted The CAM team and the Board about drainage and easement issues. A future homeowner is concerned about standing water in the easement. Jim Link will visit the property to evaluate whether it is an Association issue or a homeowner issue. A tree fell from an easement area during a recent storm and the homeowner paid to

have the tree removed as he was concerned that it could block the concrete culvert. After discussion, the Board agreed that homeowners are supposed to keep the culvert areas clear.

TLC Service:

TLC is trying to get the dollar weed under control. Several areas of concern were discussed including the vines on the fence by the school, weeds in the Pampas grass, and maintenance of the entrance area to the boardwalk. TLC will be contacted about mulch, and the fertilization of the ornamentals at the entrance.

Diane Branaugh shared that Lake Doctors has sprayed the ponds for water lilies.

ARC Separation:

The Board discussed whether a Board member should also be a member of the ARC Committee as potential conflicts can arise. Chuck Francisco made a motion that Board members can serve on the ARC Committee, but must recuse themselves from any Board votes related to ARCs. Chris Tyler seconded. None opposed and the motion carried.

Jim Link will talk to a homeowner who has previously expressed interest in joining the ARC Committee.


There are several lots restricted from installing a fence per the Covenants and Restrictions. Diane Branaugh said that special approval from the Board is required in these situations.

The Board discussed circumstances in which submission of an ARC form would not be required, such as painting the exterior with the same color, replacing a mailbox with the same type of mailbox, replacing a roof with the same color shingles, etc. The ARC Committee will develop guidelines for roofs and for submission of ARC forms which will then be posted on the website.

A homeowner sent a letter to Jim Link appealing the denial of his garage or carport ARC request. Diane Branaugh will review the information and Covenants and Restrictions and then talk to Attorney Sean Murrell about the issue.

Kathy Melton, CAM submitted a list of requested actions for past due homeowners. The Board approved sending fifteen (15) Notices of Intent to Lien, filing one (1) Lien, sending two (2) Notices of Intent to Foreclose, and sending three (3) "last chance" letters from the attorney.

All business being completed, Jim Link made a motion to adjourn. Chuck Francisco seconded. None opposed and the meeting was adjourned at 8:18 pm.

 - V.O.E. PRES
08-10-17