

Villages of Fireside Board of Directors Quarterly Meeting  
Thursday, November 16, 2017  
RideOut Elementary School Auditorium

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 7:00 p.m. A quorum was established.

A motion to waive the reading and to approve the minutes of the September 21, 2017 Board of Directors Quarterly Meeting and the November 9, 2017 Working Group Meeting was made by Jim Link. Chris Tyler seconded. None opposed and the motion carried. Jim Link signed the minutes.

**Reports:**

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

Operating Account	\$109,281.63
General Reserve	\$ 33,480.09
Paving/Drainage	\$ 62,875.87
Boardwalk	<u>\$ 49,946.57</u>
	\$255,584.16

The Association is approximately \$10,000 under the budgeted spending plan year-to-date. There are several expenses that have not been recorded as the above numbers are as of the end of October. The Association should end the year on budget.

- **Ponds** – The ponds were treated on the 13<sup>th</sup> for algae and emergents. Overall, the ponds are in good shape, and the weirs are in good working order. There is an outstanding issue concerning pond access where a homeowner has not trimmed their bushes back.
- **ARC** – There is one outstanding ARC request, which is on hold pending the receipt of additional information. A new shed request was received today and should be taken care of by Monday. A trailer that has been in a driveway while repairs were done on the residence must be removed by the end of the month.

**Old Business:**

**Landscape Service** – The Board has not been pleased with the services being provided by TLC. Recently, Jim Link has spoken to the owner of the company, and crews have been out over the past several days to address any outstanding issues. The ditches are looking good. Jim Link will meeting with TLC to discuss the trimming of the crape myrtles, as well as plans to fertilize and seed the grassy areas. TLC will treat for ants, and a proposal for additional mulch has been requested. New flowers will be installed in the near future.

**Tree Service** – Tree Tech has taken care of several tree issues along the boardwalk caused by Hurricane Irma.

**Boardwalk/Dock Repairs** – Chris Tyler met with C&H Marine concerning repairs to the boardwalk and dock. Repairs to the dock and handrails will be completed by Thanksgiving. Two pilings on the dock require a major repair. The dock and boardwalk are not covered by insurance.

**Drainage Chase Ridge** – The drain in this area was cleaned out prior to Hurricane Irma but is experiencing issues again. David DeLarm will be out at the end of next week to clean it out. If this does not fix the problem, the drain will have to be scoped.

**Front Message Board** – The front message board will be replaced in the next few weeks. The sign will be relocated so that you can read it as you enter the neighborhood.

#### **New Business:**

**2018 Budget** – The Board held a Working Group Meeting last Thursday and reviewed the proposed budget line by line. The line items for Attorney Fees and Security were increased. The amount outstanding on the paving loan is \$236,467.59. There have been increasing drainage issues over the past year, as well. The Board feels that the reserves need to be built up to avoid having to do a special assessment in the future. The proposed budget calls for an assessment increase of \$50, which means that the annual assessment for 2018 will be \$600.00. The floor was opened to homeowners for any questions. After discussion, Jim Link made a motion to approve the budget as presented. Chuck Francisco seconded. None opposed and the motion carried.

**JaxHandyman Proposal** – The Board approved a proposal from JaxHandyman to straighten and clean the signs at the entrance, install missing caps on the posts by the school, to check the fountain, and to replace a stop sign in the back of the neighborhood - \$900.00. The work will be completed in the near future.

**Revitalization Letter** – There are issues in the neighborhood with exterior changes that have been made that have not been approved by the ARC. Boards change over time, and the current Board cannot control what a previous Board has done. The attorney was consulted, and he recommended sending out a Revitalization Letter which states that from this point forward the Board will enforce the Covenants and Restrictions. A draft copy was provided for review. The matter was tabled until after the first of the year.

**Payment Plans** – Payment plans are available to homeowners who cannot pay their assessments in full by the due date (January 1<sup>st</sup>). Homeowners must contact The CAM Team prior to January 1<sup>st</sup> to request a payment plan.

**Meeting Format and Schedule** – The Board has agreed to a change in the meeting format and schedule. In the past, there has been a monthly Working Group Meeting monthly in addition to Quarterly meetings. The Working Group Meetings have been discontinued, and the Board will meet monthly on the second Thursday at 6:00 p.m.

Homeowner are encouraged to attend. An Open Forum will be held at the beginning of the meeting to enable homeowners to share their comments.

All business being completed, Chris Tyler made a motion to adjourn the meeting. Diane Branaugh seconded. None opposed and the meeting was adjourned at 8:07 p.m.

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

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