

## **VOF Board Meeting 9/13/2018**

RideOut Elementary School Media Center

Jim Link called the meeting to order at 6:00pm. Present were Jim Link, Chris Tyler, Chuck Francisco, Diane Branaugh, Cindy Deger, and Kathy Melton from the CAM Team. A quorum was present.

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Jim Link welcomed the residents in attendance and opened the floor to the homeowners.

**Resident Input:** None

### **Approval of Minutes:**

A motion was made by Jim Link to waive the reading and to approve the minutes of the August 8, 2018 meeting as revised. Chuck Francisco seconded. None opposed and the motion carried.

### **Director Reports:**

Diane Branaugh reported that the ponds are clear and in good shape. Several street signs on Twilight Court and Chimney Drive were vandalized. A message was posted on the FaceBook page requesting help to identify the people who did it, but there was no response. A police report was filed with CCSO. The cost to replace the signs is \$690.15. A quote from JaxHandyman to clean all of the street signs was tabled until clarification is received as to whether the cost of \$15.00 is per sign or per intersection.

Cindy Deger shared that the installation of the fence on Fireside Drive was going well until the installation crew was changed. All posts were put in by the first team, however there are gaps in the placement of the boards put in by the second team. Superior Fence has been contacted and is sending someone out to check the fence. Cindy will report back to the Board as to what corrective action will be taken.

Jim Link asked that Management contact Al Tidball, a civil engineer, concerning the drainage issues along Fireside Drive.

Chris Tyler contacted Mark Stanley, C&H Marine, concerning a piling on the dock that is not secure. Repairs were previously done by C&H Marine to the dock so the repair should not result in any additional costs to the Association.

Jim Link has been in touch with TLC concerning clearing the drain troughs at the entrance from the street to the fountain area. In addition, the drainage ditches are in need of some clearing. The seed pods on the palm trees have been trimmed.

An inspection was done when the Association's insurance recently renewed. Several items were forwarded to Management as requiring attention. A fire extinguisher has been purchased for the guard house building. The trees have been trimmed back from the roof of the building. JaxHandyman has been contacted for a proposal to repair a crack in the front sign. Chris Tyler offered to look at the sign, as well.

The Board approved a pressure washing proposal from JaxHandyman for the boardwalk - \$1,200.00. The proposal does not include cleaning the handrails.

**Financial Review - Chuck Francisco:**

Balances as of August 31, 2018:	Operating	\$139,014.66
	P&D Reserves	\$109,293.93
	Gen Reserve	\$ 49,290.79
	B-Walk Reserve	<u>\$ 49,037.83</u>
	Total:	\$346,637.21

The operating budget is approximately \$2,500.00 under projected expenditures for this time of the year. There are no remarkable expenses. The CAM Team accountant forwarded information to Chuck for budgeting purposes. The 2019 budget will be worked on in November.

Kathy Melton reported that 97.55% of 2018 assessments have been collected to date. Only eleven (11) homeowners owe assessments, which is equivalent to 2.8% of the total membership.

The Board discussed the outstanding loan balance for the repaving of the roads, and the inadequate reserve balances in the Paving & Drainage Reserve and the Boardwalk Reserve. Over the past year, the Board has discussed ways to get out from under the loan, including a special assessment. The overall Balance Sheet reflects a slightly positive position when considering Assets minus Liabilities, but has been negative for quite some time. Additional information will be shared with homeowners at the Annual Meeting in October.

**Old Business:**

**Revitalization Inventory:**

The CAM Team cannot take on the inventory project at this time. The Board needs a baseline inventory to reflect what is currently on each lot in the neighborhood. This topic will be discussed at the Annual Meeting as pictures will be taken of each property.

**Dock Vandalism:**

Arrests of the individuals who vandalized the dock area have been made by CCSO. The State Attorney contacted Management and restitution of the Association's expenses (\$1,576.00) has been approved. Five youths will be making payment. Chuck Francisco asked that these expenses, as well as the expenses related to a homeowner damaging the gate, be re-classed and shown separately on the income statement so payments can be tracked.

**Sidewalk Maintenance Enforcement:**

A post was put on FaceBook notifying homeowners that sidewalk maintenance is a homeowner responsibility. A resident, Joseph Asturi, has offered to assist homeowner with repairs to their sidewalk and will charge only the cost of materials. Several homeowners have already contacted him.

**Sign Maintenance/Replacement:**

Diane Branaugh is working with a vendor to get a quote to replace all of the street signs in the neighborhood. There are thirty-four (34) signs. The quote will include removal and disposal of the old signs.

**New Business:**

**Annual Meeting:**

The Annual Meeting of Members will be held on Tuesday, October 9, 2018 at 7:00pm in the RideOut Elementary School Cafeteria. Notice to members will go out next week. If there is a good turnout of homeowners, an election can be held for Board members. There are a number of open positions on the Board, and several current Board members have indicated that they may be stepping down. Topics of discussion at the meeting will include sidewalks, the outstanding P&D loan balance, and the revitalization inventory.

All business being completed, Chris Tyler made a motion to adjourn. Cindy Deger seconded. None opposed and the meeting was adjourned at 7:26pm.

DRAFT