

Villages of Fireside Board of Directors Meeting
VOF Covenant Meetings 4/12/2018
Thursday, April 12, 2018
Ride Out Elementary School Media Center

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

VOF Covenant Meeting 4/12/2018

President, Jim Link, called the meeting to order at 6:00 p.m. A quorum was established. Jim Link called the Covenant Preservation Meeting to Order at 6 pm and gave a brief explanation of the need to preserve the covenants under Florida Law. There was resident discussion on the voting process; also the need for a written explanation of the process to modify the covenants. Also discussed were the recent "Revitalization Letter"; the Reserve Funds; Gate Times and their impact on maintenance costs; and the impracticality of hiring a guard--i.e. exponential dues increases and lack of restroom facilities.

Jim Link then made a motion to Preserve the VOF Covenants. Chris Tyler seconded the motion and it passed unanimously.

Regular Monthly Board Meeting was called to order at 6:55pm.

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

There was a quorum of board members present.

Jim Link motioned to approve the March minutes as written. Chris Tyler seconded. Minutes approved.

Director Reports:

Diane Branaugh reported that the ponds treated for algae and emergence and floating and are restricted for 120 days; and are in good condition.

Chris Tyler reported C&H Marine still has not been able to resolve the erosion issue with the pier piling at the recreational area and will return to continue work; but that date is unscheduled at this time.

Rebekah Shively reported that she has obtained the names of two civil engineers who will work with a landscaping company to resolve the Rideout Entrance issues. She will forward these to the board.

Jim Link reported that the curb on Glitter court has been brought into compliance with the sidewalks in the rest of the community. Also, the message board light is in and functioning. The

shut off is to be adjusted. The kiosk is up in front of the recreational area. We will be posting guidelines for usage; and we would like to post a brief biography of the recreational area's namesake, Parker Allen. In addition, we will be posting wildlife and flora information. Additional CCSO/Off-Duty Security has been scheduled for the Memorial Day holiday.

Chuck Francisco gave the financial report.

Financial: As of 03/31/2018:

| | |
|-------------------|------------------|
| Operating Account | \$204,735.00 |
| Paving & Drainage | 86,704.88 |
| General Reserve | 51,933.29 |
| Boardwalk Reserve | <u>49,967.10</u> |
| | \$393,341.17 |

Budget vs Actual: \$2000 more in Attorney Fees and CCSO/Security—to be paid out of reserves, if necessary.

Old Business:

- Committees for Help: Trails, Recreation amenities--our community needs committee leadership and volunteers for those committees to help enhance our recreation area.
- Don Shillcutt--Coordination of Boy Scouts Service Project Committee Chair
- Signs to be posted: Absolutely no life guard on duty. No recreation in/on ponds. No tubing/fishing/trespassing in ponds. The association will also send out a letter reinforcing this notice from the HOA attorney to the effect of: No recreation in the ponds/trespassing.

New Business:

- ARC--Home Sales Inquiries
If a resident wants to sell/potential buyer wants to buy with inquiries about ARC requests: The Board Does not expressly expedite or impede the sale of any property. When the request comes in, reasonable effort will be made to respond to homeowner inquiries in a timely fashion.
- Drainage Issues---
Resident Deger: Swale behind Fireside Drive: Lot is overgrown with shrubs, trees, debris, etc. Area of the swale needs to be cleared. \$3800 to grade the easement and clear the swale. Trees to be salvaged that do not impede the flow. Parking large dumpster for debris removal. It is one of 3 easements that are responsible to maintain. Chuck Francisco made a motion to have DeLarm Excavating clear the swale and grade the easement. Diane Branaugh seconded the motion. Motion carried. Inquiries regarding Main Drainage Ditch: Silting on Fireside Drive--Pipe is being blocked. Drag, re-contour, seeding.

- Consideration of New Board Member: Cindy Deger: Expressed an interest in joining the board. Jim motioned, Diane seconded. Her title will be that of Director.

Adjournment: Jim Link Motioned to Adjourn; Rebekah Shively seconded the motion. The meeting adjourned at 8PM.

Rebekah Shively