

Villages of Fireside Board of Directors Meeting

Thursday, February 8, 2018

Ride Out Elementary School Auditorium

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

President, Jim Link, called the meeting to order at 6:00 p.m. A quorum was established.

The Board members introduced themselves. In his opening remarks, Jim Link addressed the posting of a resident within the community on a Facebook group page that the HOA was flying drones. He stated that the board is not flying drones. He also addressed the posting that he requested a special assessment to pay the remaining balance of our paving loan. He clarified that he did not request a special assessment, but merely inquired if the special assessment process could be used for such an item; citing his concern on the cost of continuing interest on the loan—which would cost the homeowners \$60,000 over the course of 5 years. He stated this might be something for the Members Meeting Agenda, but that the HOA will NOT do a special assessment to pay off.

Jim Link reviewed the process of the budgeting allocations:

The operating fund covers day-to-day expenses.

The Paving/Drainage Reserve Fund—1/2 pays loan, and the other half goes into the general reserve.

The total of the reserve fund was \$180,000. It was noted that \$35,000 was spent in drainage expenses; and that these expenditures helped to preserve our roads and pavement during the heavy rain and flooding of hurricane Irma.

The floor was opened to allow resident input.

- Resident at 2499 Glow Wood Ct. reported an ongoing issue with a truck and trailer blocking his driveway; he reported it previously, but the issue remains. The truck is too long to tow. It belongs to a visitor, not a resident. The resident requested to park two vehicles in the street; however, the board did not want him to do that. The board stated that a violation letter would be sent and that in lieu of towing they would inquire about booting or cutting the trailer with the towing company.
- A resident complained that the sign was too difficult to read when placed at the entrance. Jim noted that the sign was going to be re-angled for easier viewing and that it would be lighted as well.

A motion to waive the reading and to approve the minutes of the January 11, 2018 Board of Directors Quarterly Meeting was made by Jim Link. Chris Tyler seconded. None opposed and the motion carried. Rebekah Shively signed the minutes.

Director Reports:

- Diane Branaugh reported that the ponds are in “excellent condition”. She noted a storm drain washout on Peppertree, but that the issue was “not urgent at this time.”

- Chris Tyler reported C&H Marine came out to check the dock; one piling has slipped and they will be coming up with another alternative as the bank of the creek has changed since Hurricane Irma.

- Jim Link reported that the ramps installed at the boardwalk area are complete. Jax Handyman services have replaced faded signs at exit/entrance. Almsgiving Electric would be out in the next day to move the lighting for the message sign at the front. He has not yet met with the Principal of Ride Out Elementary regarding the drop off/pick up area, but will do so soon. The need for the gradual phasing out of analog cameras at the gate in favor of fewer, more specific digital cameras designed to capture license plate information was discussed. An estimate of this process is pending. The kiosk for the entrance to the boardwalk has been ordered from PRIDE enterprises (<https://www.pride-enterprises.org/>). The purpose of this is to consolidate signs and provide a uniform, park-like appearance for our recreational area. When this is installed, the updated creek regulations will be posted. Regarding debris at the creek area from the storm: Phase 2 of environment clean up hasn't happened, but FEMA will be working to resolve this. He also reported there have been no major issues with cars.

- Financial Review/Discussion

- Charles Francisco reported the balances as of January 31, 2018 were:

○ Operating Account	\$182,637.27
○ General Reserve	\$ 78,290.47
○ Paving/Drainage	\$ 53,272.28 <small>(reflecting a transfer of 19k moved in November, 2017)</small>
○ Boardwalk	<u>\$ 49,954.64</u>
	\$364,159.18

With our liability of the street loan, we are only liquid in about \$140,000 of available operating funds. So far, we are under budget \$1600.00, but only one month of the year has passed.

The January 2018 Collection Tracker was reviewed in detail. Compared to last year's fiscal year, we are comparable in collection rate of Association Dues. Some have pre-paid their dues; some have opted for payment plans. Payment plans must have been arranged by the end of January to avoid a late fee. Requests made after the deadline will be declined.

- **Old Business:**

- Resident Hines Swale Issue – A homeowner contacted the Board concerning drainage along the swale behind his property. Property will be walked on February 10, 2018 at 10AM to look at issue. It is the Association's responsibility to maintain drainage. Jim Link approved request of access letters, if needed.
- Resident Voigt Shed Issue – The will follow through with suit as request for ARC approval of fence was not received by January 15.
- Pod on Driveway Violation—three letters have been sent to the homeowner; matter will be referred to Attorney, as homeowner has not responded.
- Improper Placement of Satellite Dish—Board moved to refer to Attorney. (Rebekah abstained due to lack of previous knowledge on issue.)
- Petty Pergola—is a dead issue; will not affect drainage. Design must be submitted to ARC.

- **New Business:**

- Wooldridge Pond Trespass Issue: Teenagers are trespassing on property around pond, which belongs to homeowner: fishing (prohibited in ponds), hitting golf balls, shooting bow and arrows. Homeowner has taken photos of violations. Jim Link met with him, regarding sheriff's enforcement of trespassing issue, but deputies are reluctant to enforce. It was discussed that the Neighborhood Engagement Team (Neighborhood Watch) should push the issue with the Sheriff's office for suggestions for what to be done. Charles Francisco was tasked with the NET communication. It was also suggested to contact the local Clay County Commissioner if police can or will not resolve.
- Propst ARC Appeal: Homeowner sent letter of appeal, which was never acted upon because it never came to the board. Sent to CAM—and uploaded in ARC system regarding a 31' boat awning. There was expressed concern by board members that this did not previously come before the board, as all appeals should come before the board of directors. The board recognized that the homeowner did not receive his due process; and considered the appeal with regard to existing covenants and homeowner's particular situation regarding a waterfront lot. After discussion, the board determined that the appeal was unapprovable, both before and after the revitalization letter due to those particular circumstances. Charles Francisco made the motion to deny; Chris Tyler seconded, and Diane abstained. The motion passed. *It was emphasized that the board should directly hear ALL appeal cases.*

- Blue Star Sod Issue: Homeowner to replace sod or HOA will replace and assess.
- Moon Harbor Way: Above Ground Pool: Homeowners have been requested to produce permits for electric.
- Signs for Twilight and Chimney were approved to replace weathered/woodpecker damaged signs: Cost: \$385.20 (Including installation)
- Rebekah Shively expressed the need for improved communications within the community, and a desire to foster a deeper sense of community within The Villages of Fireside. She suggested the use of social media to disseminate information quickly and easily to residents—as well as provide a means for residents to contact the board or the CAM team quickly. She further suggested that resident feedback would be facilitated by social media and survey monkey polls. Charles Francisco motioned to allow Rebekah Shively to set up and administer the official Villages of Fireside HOA Facebook page. Jim seconded. None opposed.

All business being completed, Chris Tyler made a motion to adjourn the meeting. Chuck Francisco seconded. None opposed and the meeting adjourned at 8:42 p.m.

Rebekah Shively
3/8/2018