

Villages of Fireside Board of Directors Meeting
Thursday, January 11, 2018
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 6:05 p.m. A quorum was established.

The Board members introduced themselves and shared their background information and time spent in the neighborhood. In his opening remarks, Jim Link reviewed the changes to the meeting schedule in 2018. The Board will meet monthly on the second Tuesday of each month at 6:00 p.m. Residents are welcome to attend and will be given an opportunity to speak at the beginning of the meeting. Over the past few weeks, information has been shared in the neighborhood that is not correct. Board members are not compensated for their service and must pay the same assessments as everyone else in the neighborhood. The CAM Team works at the Board's direction and the Board fully supports their efforts. Mr. Link reviewed history of assessments in the neighborhood and the reason for the \$50.00 increase in 2018. At the November Working Group meeting, the Board reviewed the budget line by line. The Balance Sheet reflects the overall financial condition of the community and the community is in a negative position on reserves until the paving loan is paid off.

The floor was opened to allow resident input.

- Damage to the grass along Fireside Drive was discussed and a suggestion was made to add a camera in this area so that the culprits can be identified.
- Residents questioned why the gates are open most of the time. Gates are closed from 9 p.m. to 5 a.m. Maintenance costs have decreased, as has wear and tear on the gates.
- Homeowners expressed that they feel harassed by violations letters, letters from the attorney, and by Diane Branaugh as an ARC member.
- The community has not had a quorum at an Annual Meeting since the community was turned over from the Developer. Board members have volunteered to serve and have been appointed to the Board.
- A homeowner requested that the Association's financial records be audited. Florida Statute calls for the Association to prepare compiled financial statements.
- Several residents stated that they did not receive a return call when contacting The CAM Team office.
- Security of the neighborhood was a priority to many residents in attendance.
- A homeowner pointed out that the minutes of the past year have reflected that the Association is in good shape and that expenses were below budget. Chuck Francisco clarified that more detail will be included in the future to reflect that these comments relate to the operating budget.
- A homeowner requested assistance to prevent cars from parking on a cul-de-sac.
- Homeowners discussed awnings and carports, and expressed concern that carports are being denied when there are others currently in the neighborhood. A

revitalization letter prepared by the attorney will be going out to all the residents. The Board has a fiduciary duty to enforce the Covenants and Restrictions. No matter what has been done in the past, the Board will enforce the C&Rs going forward.

- Several homeowners shared that they were discouraged by the tone of the meeting, and felt that the Board was defensive which contributed to the residents' attitudes during the meeting. A suggestion was made to investigate ways to get information out to residents, including possibly adding an official FaceBook page. A new message sign has been added at the entrance. The Board recognized Susan Adrick for her efforts in researching the design and pricing of the sign.
- The Board recognized Jan Link and Susan Adrick for installing Christmas decorations at the entrance.

A motion to waive the reading and to approve the minutes of the November 16, 2017 Board of Directors Quarterly Meeting was made by Chuck Francisco. Chris Tyler seconded. None opposed and the motion carried. Jim Link signed the minutes.

Director Reports:

- Diane Branaugh reported that the ponds are in good shape overall. A weir on Pond 1 was checked and Lake Doctors did not find any issues. The trees that are leaning are not a problem. Chris Tyler volunteered to cut the trees down. There is a problem with a weir on the Peppertree Drive pond. David DeLarm will be contacted to check the weir. There are currently four (4) pending ARC requests. Appointments with the homeowners will be made in the near future.
- Chris Tyler shared that 791 cars have been tagged since February 2009, and 43 cars have been towed. In 2017, 64 cars have been tagged and none were towed. C&H Marine completed repairs to the dock, but one piling has resettled. The handrails have been repaired, and more boards will need to be replaced along the boardwalk. A quote has been requested to put a coating on the boards to extend their longevity.
- Jim Link reported that TLC has worked hard to bring everything up to the standards expected by the Board. The palm trees and crape myrtles have been trimmed. The ditch has been cleaned. A proposal was received from TLC for bug control and fertilizer. Two options were given: 10 applications a year (Complete Treatment Program) for \$1,716.00 or 4 applications a year (Basic Treatment Program) for \$900.00. Chuck Francisco made a motion to approve option 1 – Complete Treatment Program. Chris Tyler seconded. None opposed and the motion carried. JaxHandyman has been taking care of several small projects in the neighborhood, including straightening the posts along Fireside Drive and installing caps, cleaning the dirt off the sidewalk, replacing a stop sign, and straightening all of the signs. The Board is considering painting arrows on the pavement at the exit as a school bus went out of the neighborhood the wrong way. An electrician will be contacted to check a broken light at the exit side, and to give a proposal to light up the new message board sign.

- **Financial Review/Discussion**

The balances as of December 31, 2017 were:

Operating Account	\$120,665.41
General Reserve	\$ 33,485.50
Paving/Drainage	\$ 72,482.23
Boardwalk	<u>\$ 49,954.64</u>
	\$276,587.78

As of the end of the year, the Association's operating budget came in approximately \$19,000.00 under budgeted amounts. Overages included legal, gate repairs/barcodes, and tree service. Landscape enhancement and bad debt were under budget. Almost \$40,000.00 was withdrawn from reserves and Chuck Francisco shared that all three reserves are underfunded. Chuck Francisco made a motion to move the 2017 surplus (\$19,779.75) to the General Reserve account. Diane Branaugh seconded. None opposed and the motion carried.

The January 2018 Collection Tracker was reviewed in detail. Jim Link made a motion to move forward with foreclosure on a delinquent account. Chris Tyler seconded. None opposed and the motion carried. To date, thirty-five (35) percent of 2018 assessments have been paid. Twenty-five homeowners have entered into payment plans.

Old Business:

Resident Hines Swale Issue – A homeowner contacted the Board concerning drainage along the swale behind his property. The swale on a neighbor's property will be checked to see if the swale has been altered. A fence further along the swale needs to be removed. David DeLarm will be contacted to check drainage in this area. A car parking in the street will be tagged, and a letter will be sent to a homeowner who places garbage cans in the street.

Resident Voigt Shed Issue – Numerous letters have been sent to a homeowner concerning a fence that needs to be installed to block the view of his shed. The attorney letter gave the homeowner until January 15th to provide an ARC request for the fence. Mediation will be the next step if an ARC is not received.

School Area Congestion – Several complaints have been received from residents concerning congestion along Fireside Drive during school drop off and pick up times. Deputies have been hired in the past. Jim Link will make an appointment with the principal of the school to discuss this issue.

Fireside Drive Litter and Off-Road Vandalism – Trash along Fireside Drive and vandalism have gotten worse. Volunteers have been picking the trash up. A suggestion was made to offer community service hours to high school students for their help with the trash. Jim Link will be meeting with a camera contractor tomorrow to discuss installing cameras along Fireside Drive.

Revitalization Letter – The revitalization letter has been uploaded to the mail system and should be received by residents early next week.

New Business:

Rebekah Shively Board Nomination – Dr. Rebekah Shively has expressed an interest in joining the Board of Directors. Jim Link made a motion to appoint Rebekah Shively to the Board. Chris Tyler seconded. None opposed and the motion carried. Rebekah Shively will service as Secretary. Dr. Shively offered to be the administrator for an official FaceBook page and the Board agreed to place this item on the February meeting agenda.

Choice Real Estate Request – A homeowner who has a real estate business asked the Board for permission to use his home address as his business address. To be able to sell properties listed through HUD, the homeowner has to be able to tie his work address to his bank account and bills. Previously, the homeowner had used the Kingsley Jewelry address. After discussion, Chuck Francisco made a motion to approve the request to use the house as the business address with the condition that no foot traffic is generated to support the business. Jim Link seconded. None opposed and the motion carried.

Boardwalk/Creek Signage – The Board is considering a kiosk-style sign at the entrance to the boardwalk. The cost for a seven (7) foot standard wood kiosk is \$1155.00 plus shipping for a total of \$1,355.85. Jim Link made a motion to purchase a kiosk sign for the entrance to the boardwalk. Chris Tyler seconded. None opposed and the motion carried.

All business being completed, Jim Link made a motion to adjourn the meeting. Chuck Francisco seconded. None opposed and the meeting was adjourned at 10:14 p.m.

Rebekah Shively
2/08/2018