

Villages of Fireside Board of Directors Meeting

Thursday, March 8, 2018

Ride Out Elementary School Media Center

Board Members Present: Jim Link, Chuck Francisco, Diane Branaugh, and Rebekah Shively; Kathy Melton and Randall Houston, 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. Jim welcomed the residents and introduced Mr.

Jason Beasley as the new chair of the ARC. The floor was then opened to resident input.

- Questions were asked regarding the new information sign at the front. The sign had been repositioned, but the wrong light fixture was sent and therefore the lighting could not be completed when originally scheduled. Pending receipt of correct fixture, the lighting will be completed.
- Resident Cindy Deger: Concerns regarding swale issue at 2464 Nightlight Court. Issues with standing water from a bottleneck of trees and vines. Neighbors have been trying to clear the area. Neighbors are selling the house next door. Other neighbor has had previous issues with keeping his dog contained. Vinyl fence to be installed as soon as ARC approves. There are drain boxes within the swale, but they are not visible. HOA will follow up.

Jim Link motioned to waive the reading of the minutes; Diane Branaugh seconded. Approved.

Rebekah Shively signed the minutes.

Director Reports:

- Diane Branaugh: Ponds have been treated and are reported to be in great condition.
- Jim Link: The sign board has been moved, electrician to come tomorrow to complete the lighting installation; TLC replaced dead palm tree in front; Kiosk for park/recreational area will be delivered next Friday and will be installed at the entrance to the recreational area. At the request of a wheelchair bound resident: JAX Handyman installed ramps for wheelchair access to the boardwalk—however, the curb is not accessible. David, our contractor, said he would make the curb accessible for \$1000.00. Sidewalks have been brought into compliance previously.

- Chuck Francisco: Everything is on track with the budget YTD with the exception of legal fees which is marginally over budget at this time. Of the \$10,887.50/month allocated each month to the Paving/Drainage Reserve Fund (from the annual Operating Budget), nearly half is used to pay down the Street Paving loan each month (\$5,102.37). The remaining \$5,785.13 (plus any interest earned on the Paving/Drainage Reserve fund), goes into the Paving/Drainage Reserve fund.

As of 02/28/2018:

Operating Expenses	\$208,225.24
Paving & Drainage	80,896.44
General Reserve	53,280.46
Boardwalk Reserve	49,962.99
	\$392,365.13

We will be needing to look at expenses for the upcoming replacement of the Gate Reader as well as the replacement of street signs throughout the neighborhood.

- **Old Business:**

- Resident Hines Swale Issue – This issue has been resolved to the homeowner’s satisfaction.
- Resident Hanson Swale Issue—This issue has been dropped.
- Resident Wooldridge Trespassing/Fishing Issue—This issue remains unresolved at this time. Mr. Wooldridge has been encouraged to call the Sheriff’s department. HOA board cannot enforce trespassing issues. Resident reported that he had done so and was told Sheriff’s department would not respond. However, during Sheriff’s walk, Chief of Patrol in CCSO said that they absolutely WILL respond; and to ask for him if told they will not respond again.
- Safety and Security of Private Property is the responsibility of the homeowner; EXCEPTION: Common Area; Board member must sign complaint to remove violator.

- School Congestion: Discussion was held with Principal's Secretary at Ride Out Elementary regarding allowing only Fireside Students through the field for dismissal. Secretary stated that she thought this policy was currently in effect, but that Ride Out Elementary would revisit their dismissal policy and get back in touch with the HOA board.
 - Sheriff's Walk: Resident initiated; successful and well done. Sheriff's recommendations—cameras, lights, fences. Prevention is key. Sheriff's department will be stepping up patrols throughout the neighborhood. Information was given on the Sheriff's Citizen's Academy and the Sheriff's Neighborhood Engagement Team. More information may be found at: <https://www.claysheriff.com/crime-prevention/citizens-academy/> and at: <https://www.claysheriff.com/sheriffs-net/>
 - Off Duty Deputy Patrols have deterred juvenile activity at creek.
- **New Business:**
 - ARC Jason Beasley is the new chairman of this committee. He will be taking a look at the ARC process: forms, reasonable rules, timing, etc. The role of the ARC will be just to review requests/forms. If compliance with ARC procedures is an issue; then becomes the board's problem.
 - Glaring issue: We have items approved by other boards that exist that are not consistent with the current covenants. A list of these will be published to document these "anomalies" so they may not be used as precedent, in accordance with the recently sent revitalization letter.
 - Deed Restrictions: State law supersedes some covenants. May not be enforceable. We want to comply with the rules; maintain the appearance of the neighborhood—but we want to be reasonable and take a fresh look at some things. Unless there is a compelling reason to deny, requests will be approved.
 - 3124 Fieldcrest Swing Set: A letter of appeal was considered by the board regarding the installation of a swing/play set. In our current covenants, there is not

a guideline regarding such. After consideration of the installation, and discussion, the board and the ARC agreed that such language needs to be added to clarify the issue of swing and playsets. Chuck Francisco motioned to overturn to keep structure as it currently exists. Rebekah Shively seconded. Diane Branaugh abstained. Approved 3-0.

- Tabled at this time: Asturi Mediation; Voight Shed Issue
- Covenants Preservation: There will be a resident notification in March regarding the April 12th covenants preservation.
- Entrance Bordering Ridaught Needs Civil Engineering and Landscaping Assessment.
- Cindy Deger expressed interest in joining the HOA Board of Directors.

Meeting was adjourned at 9:00 pm

Rebekah Shively