

Villages of Fireside Board of Directors Working Group Meeting
Thursday, November 9, 2017
RideOut Elementary School Cafeteria

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.

Minutes:

Jim Link made a motion to waive the reading and to approve the minutes from the August 10, 2017 Working Group Meeting as written. Diane Branaugh seconded. None opposed and the motion carried.

Landscape Maintenance:

The Board is still unhappy with the landscape services being provided by TLC. Jim Link has spoken to the foreman about mulching, weeding, taking care of the ditch, edging, etc. but corrections have not been made. Management will contact the owner of TLC to let him know that the contract will be terminated by the end of the year if service does not improve.

JaxHandyman Proposal:

A proposal was received from JaxHandyman to install an air conditioner (already purchased) in the guard shack, repair a stop sign, evaluate the pump on the fountain, clean and straighten the road signs, and remove the dirt on the sidewalk on Fireside Drive - \$800.00. The proposal was supposed to include replacing any missing caps on the road signs. Jim Link made a motion to approve the proposal up to \$900.00, including the caps. Chris Tyler seconded. None opposed and the motion carried.

Boardwalk Repairs:

Tree Tech was in the neighborhood on Monday and removed the damaged trees in the Boardwalk area from Hurricane Irma. Chris Tyler will talk to C&H Marine concerning repairs to the boardwalk and dock. Piling work may need to be done on the dock as the far left side has sunk. The Board would like the steps and railing to be repaired by Thanksgiving if possible.

Drainage Issue:

A drain on Chase Ridge is not draining properly. It had been cleaned prior to the hurricane. The Board approved having DeLarm Excavating clean the drain one more time. If the issue continues, the Board will consider having the drain scoped to determine if more extensive repairs are needed.

Message Board:

Susan Adrick researched alternatives to replace the message board at the entrance. A design she selected from Banners & Signs was provided to the Board. The cost of the sign is \$1,600.00 with installation. The Board discussed moving the message board to the entrance side (on the

left past the island). Diane Branaugh made a motion to accept the message board design from Banners & Signs with placement to be on the ingress side. Chuck Francisco seconded. None opposed and the motion carried. Pricing will be obtained for an extra set of letters.

2018 Budget:

A draft 2018 budget was provided to the Board for review. Each budget item was reviewed in detail and line items were adjusted. Management will make the requested changes and email a final version of the budget to the Board. The revised draft budget calls for assessments to increase to \$600.00 per year. The 2018 budget will be approved at the quarterly meeting on Thursday, November 16th.

Payment Plans:

Chuck Francisco presented suggested wording concerning payment plans. After discussion, the Board agreed that all payment plans must be approved by The CAM Team prior to the January 1st due date.

Revitalization Letter:

A draft version of the revitalization letter written by Attorney Sean Murrell was provided to the Board for review. The attorney asked the Board to provide the items from the Covenants and Restrictions that they would like to include in the letter. The Board tabled further action on the letter until a plan is worked out to establish a base line for the community.


Prospective Board Member:

A homeowner who expressed interest in joining the Board at the Annual Meeting was unable to attend the meeting tonight. The matter was tabled.

Schedule and Meeting Format for 2018:

The Board discussed the current meeting schedule and whether it is necessary to have Working Group meetings and Quarterly meetings. Starting in 2018, Board meetings will be held on the second Thursday of each month in the Rideout Elementary School Cafeteria at 6:00 p.m. The Annual Meeting of Members will be held on the second Tuesday in October. No meetings will take place in December. Board meetings are open to homeowners.

All business being completed, Jim Link made a motion to adjourn. Chris Tyler seconded. None opposed and the meeting was adjourned at 9:11 p.m.

OK,  11-16-17
Pres. V.O.F.