

Villages of Fireside Board of Directors Quarterly Meeting  
Thursday, September 21, 2017  
RideOut Elementary School Auditorium

Board Members Present: Jim Link, Chuck Francisco, and Diane Branaugh. Kathy Melton, represented The CAM Team.

Excused: Chris Tyler

The meeting was called to order by President, Jim Link, at 7:02 p.m. A quorum was established.

A motion to waive the reading and to approve the minutes of the June 15, 2017 Board of Directors Quarterly Meeting was made by Jim Link. Diane Branaugh seconded. None opposed and the motion carried. Jim Link signed the minutes. A draft copy of the minutes from tonight's meeting will be posted on the website.

**Reports:**

- **Financial** – The balances as of August 31, 2017 were:

Operating Account	\$132,032.69
General Reserve	\$ 33,474.50
Paving/Drainage	\$ 63,817.97
Boardwalk	<u>\$ 49,938.22</u>
	\$279,263.38

The Association is under budget year-to-date by approximately \$8,900.00. Legal Fees and Security are over budget, but there are other categories that are under budget for the year. Chuck Francisco shared that the amount allocated to reserves needs to be increased. The level of reserve funding will be reviewed during the budget process. In 2017 total Association funds are 1.25 times the operating budget versus 1.1 times in 2016. Overall, the Association is in good shape.

- **Ponds** – The ponds weathered the storm pretty well. There has been some concern among homeowners about the water flow after the storm, but both Black Creek and Little Black Creek water levels are high. Pond 1 will be checked to confirm there is no breach as a cluster of trees fell over during the hurricane.
- **TLC Service** – Jim Link has been in contact with the manager and efforts are being made to improve the landscape service. Mulch will be installed within the next couple of weeks. Crape Myrtles will be trimmed in December or January. Clean-up of the drainage ditches will be taken care of.
- **ARC** – ARC requests are completed in a timely manner with committee members meeting with the homeowner within a week's time. A letter will be sent to a homeowner who is installing a fence without ARC approval. A new roof request was received tonight.

- **Storm Damage** – Overall, the neighborhood fared well during Hurricane Irma. There was a drain washout on Fireside Drive on both sides, and it extended under the road in one area. David DeLarm has repaired it by putting forms on both sides and installing concrete.

Trees crashed into the railing on the boardwalk and several trees are leaning. A tree fell at the end of the boardwalk. The dock is intact, although the small decking to the side washed away. Tree Tech has been contacted to take care of the trees, but it may be some time before they can get to the community. A large amount of debris, including wood, chairs, etc. has washed up along the side of the dock. Jim Link has put a call in to the State Representative to see who is responsible for the clean-up of these items. A note has been added to the website stating the boardwalk is a hazardous area. Signs have been ordered and will be posted to notify residents of the potential danger.

### **Old Business:**

**Resident Brown ARC Appeal Resolution** – A homeowner challenged the denial of his request to install either a carport or build a second garage. The Association reached out to Attorney Sean Murrell and an agreement has been reached with the homeowner. The ARC will not approve the second garage, but the Board will not take any action if the garage is built. Jim Link made a motion to approve the agreement reached by the attorney. Chuck Francisco seconded. The motion carried with two votes in favor and one abstention (Diane Branaugh). The attorney will draft a revitalization letter that the Board will send to homeowners to avoid a situation like this in the future.

### **New Business:**

**Board Roles/Responsibilities for 2018** – This item was tabled as Chris Tyler was not in attendance.

### **Drainage Issues:**

- **Resident Hines** – A homeowner contacted the Board about continued issues with drainage in the swale behind his home. A letter will be sent to a homeowner who has a fence in the swale area. The drain for this area will also be checked.
- **Moon Harbor Way** – Water was standing in the street after the storm though no complaints were received. The Board will monitor the drains (which drain in to Pond 3). If the streets keep flooding, drainage in this area may have to be addressed.
- **Fireside Drive Bordering Ridaught** – David DeLarm addressed a drain on Fireside Drive and cleared trees/bushes from the area. French drains were added on the Ridaught fence side. The Board is considering extending the French drains further along the road. Several houses in Ridaught Landing are not maintaining their back yards and soil is washing over into the French drain and could affect the drainage in the future. The Board will discuss options at a future Working

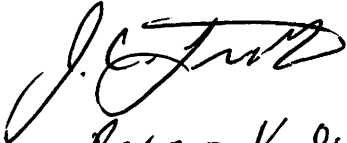
Group meeting, including the building of a retention wall and/or hiring a civil engineer.

**Message Board Replacement** – The message Board at the entrance needs to be replaced. A homeowner, Susan Adrick, has volunteered to contact sign companies to find a replacement.

Management requested permission to file liens on homeowners who have not paid their 2017 assessments. A motion was made by Chuck Francisco to approve filing the liens. Diane Branaugh seconded. None opposed the motion carried.

All business being completed, Diane Branaugh made a motion to adjourn the meeting. Chuck Francisco seconded. None opposed and the meeting was adjourned at 8:07 p.m.

The floor was opened to the homeowners for discussion and questions.

OLL -   
Pres - V. O. F. 11-16-17