

Villages of Fireside Board of Directors Meeting

Thursday, June 14, 2018

Ride Out Elementary Cafeteria

Board Members Present: Jim Link, Chuck Francisco, Diane Branaugh, and Cindy Deger; Kathy Melton and Randall Houston represented The CAM Team.

President, Jim Link, called the meeting to order at 6:03 p.m. A quorum was established.

Resident Input:

- A homeowner gave Kathy Melton with The CAM Team a copy of his survey marking where he wants to extend his driveway, as well as re-do the sidewalk in front of his home. An ARC form was not submitted with the survey. He also asked about concrete work done on Glitter Court and asked that the weir by his property be checked as several pipes at the top appear to be broken.

Approval of Minutes:

Jim Link motioned to approve the previous meetings minutes with two minor changes; Diane Branaugh seconded. Approved.

Director Reports:

Diane Branaugh:

- The ponds were treated by Lake Doctors on the 11th. The technician noted that homeowners are mowing in such a manner that the clippings are going into the pond and causing algae. A message about mowing around the ponds will be put on the message sign, as well as on Facebook and the website.
- David DeLarm did a great job cleaning the drains on Shady Woods Drive.
- Diane Branaugh confirmed that TLC has cut the grass at the back pond (Pond 1).

Cindy Deger:

- Street parking has gotten worse.
- With the recent rain we have been getting, several drains appear to be getting clogged with yard debris. A message will be posted on Facebook and on the website that the curbs and streets should be kept free of yard debris.

Jim Link:

- TLC will be changing out the flowers at the entrance soon. TLC has not gotten back with the Board as to whether the dead palm tree will be replaced under warranty.
- The tree that fell in the Fireside ditch has been removed. Both ponds have been cut.

- A homeowner mentioned TLC drove up his driveway then through his yard to gain access to the pond. Jim Link will contact TLC and advise them to use the easement.
- Speed bumps are cracking. The cracks can be sealed, but eventually the speed bumps will have to be replaced.
- The trees along Fireside Dr. by Ridaught Landing and the school need to be trimmed back. There is an overgrown tree at the guard shack, as well. Kathy Melton will put Tree Tech in contact with Diane Branaugh. Several areas along the road are being affected by tree roots from homeowner's property. The issue was tabled for a future meeting.
- One of the entrance gates was damaged by a vehicle. CCSO was contacted and the homeowner has agreed to pay for the repairs. Chuck Francisco recommended that triangular fixtures be added to the gate to discourage anyone from attempting to push the gates open. A repair proposal was provided by The Gate Store - \$1,662.55. Jim Link made a motion to approve the gate repair and Cindy Deger seconded. Approved.

Financial Review – Chuck Francisco:

- As of 05/31/2018:

Operating Expenses	\$ 188,315.06
Paving & Drainage	\$ 94,528.48
General Reserve	\$ 51,950.93
Boardwalk Reserve	<u>\$ 49,025.47</u>
	\$ 383,819.94

- Current year operating expenses through May 31, 2018 are approximately \$4,500 under budget. Several line items, such as legal, are over budget.
- Last year at this time, over 10% of residents still owed assessments. This year 5% of residents still owe assessments. In 2017, Accounts Receivable represented 20% of the operating budget, versus 11.5% this year. The Board recognized The CAM Team for their hard work with collections, and their willingness to go above and beyond their contractual obligations.
- The Board approved filing liens for the homeowners who have received a Notice of Intent to Lien and still have not made payment.
- Jim Link shared that deputies are being scheduled for the dock area, and that the Board tries to schedule the same deputy each time. Chuck Francisco shared information about the Sheriff's NET (Neighborhood Engagement Team) program and placed NET complaint forms on the table for homeowners to use. Residents were reminded to lock their vehicles at night.

Old Business:

- Entrance Bordering Ridaught – Jim Link will contact the civil engineers.

- Creek Picnic Tables – A homeowner, Don Shillcutt, who works with the Black Creek Boy Scouts shared that he has several Troops that have scouts who would be interested in completing their Eagle Project in the community. He asked the Board to develop a plan of what they would like to have done. The creek area has been neglected over the past few years and the Board would like to make improvements to encourage more homeowners and families to go down there. A committee will be formed to come up with suggestions of improvements. A message will be put on Facebook and the website to solicit volunteers.
- Irma debris cleanup update – Jim Link has been in contact with Travis Cummings, State Representative, about the Black Creek debris cleanup. Jim also spoke with Kevin Cleary with the Department of Environmental Protection. Every effort will be made to get this area cleaned up. There is a significant amount of debris along Black Creek and in the swamp area.
- Revitalization Inventory and Sidewalk Conditions – An inventory of what is currently on each property in the neighborhood is needed as a baseline for the Revitalization letter that was sent out to all residents earlier this year. In addition, many sidewalks in the community are in need of repair, which is a homeowner responsibility. The Board discussed forming a committee to walk the neighborhood to do the inventory and inspect the sidewalks. A suggestion was made to send a letter to all homeowners requesting information as to what they currently have on their property. The Board asked The CAM Team to consider submitting a proposal to complete the project.

New Business:

- Resident Vinson Letter – A letter was received from a homeowner expressing concerns over parking on the street and trashcans in the street, as well as unruly individuals at the dock. The Board agreed that parking issues are increasing. A parking policy is in place, and residents are encouraged to contact The CAM Team if they are having a party and will need to have vehicles temporarily parked on the street. The Board will discuss what additional measures will be taken. The issues at the dock are a police matter and residents should contact CCSO directly.

The Notice of Preservation of the Declaration of Covenants, Restrictions and Easements for Villages of Fireside has been recorded in the county records.

The Board approved moving forward with legal action concerning a lawn that remains in non-compliance.

Adjournment:

All business being completed, Jim Link made a motion to adjourn the meeting, and Chuck Francisco seconded. The meeting was adjourned at 8:29 pm.