

Villages of Fireside Board of Directors Meeting

Thursday, May 10, 2018

Ride Out Elementary School Media Center

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

Jim Link called the meeting to order at 6 pm. A quorum was present. Jim remarked that our VOF attorney had been contacted over concerns that were raised at April's VOF Board meeting regarding proper chain of Title for VOF HOA. The chain of deed was properly recorded; there are no legal issues with the establishment or continuity of VOF HOA. He also addressed some comments regarding the maintenance responsibility of the roads, and the feasibility of hiring a security guard for the entrance. Within the covenants of VOF on pages 4 & 7, it specifically states that when the VOF HOA was incorporated the intent was for the roads to be private, and therefore privately maintained by the VOF HOA, regardless of the presence of a gate. Also, the "guard shack" structure at the entrance is not functional for the purpose of a guard shack as there is no restroom (required) and was originally built to disguise the large tanks for the sprinkler system. Also, there are no windows in the structure, which would impede adequate surveillance from inside during inclement weather.

After brief discussion of these points with attending residents, the resident portion of the meeting was closed.

Approval of Minutes:

Jim Link motioned to waive the reading and to approve the minutes of the April 12, 2018 Covenant Meeting and the April 12, 2018 Board of Directors meeting as written, Diane Branaugh seconded, motion passed.

Director Reports:

Diane: Branaugh: ponds are low with some sludge, rain will raise, ponds will be treated again.

Cindy Deger: Drainage issue at her property has been completed. The brush still looks rough and there are logs laying around, however they did a good job.

Jim Link: TLC will remove tree from Fireside Drive ditch. Another Palm tree in the front has died, TLC will be contacted to see about removal/replacement under warranty. Flowers at the front will be changed per contract to Wax Begonias in May. TLC will be contacted for mowing around the pond areas, as they require every couple of months.

Information being collected for display on safety, regulations, history and wildlife at the kiosk located on the entrance to the boardwalk/recreation area.

Rebekah Shively: Civil engineer/consultant names and references were obtained regarding the bank washout on the Fireside Drive entrance. Jim Link received this information will take the lead on the project.

Financial Review – Chuck Francisco:

Operating Balance:	\$197,112.66
P&D Reserves	\$ 92,515.80
Gen. Reserves	\$ 51,942.11
B-Walk Reserves	<u>\$ 49,021.31</u>
	\$390,591.88

Expenses: Nothing overly concerning. \$900 over budget on Attorney line items/ 3800 under budget over all at this point. This is good, and hopefully we will have a calm hurricane season.

The CAM Team provided a list of homeowners who have not paid their 2018 assessments, including some homeowners who have been arrears for extended periods of time. The CAM Team will move forward with an intent to lien. There are 18 homeowners who have not brought their accounts up to date.

Old Business:

Picnic Tables of an indestructible and permanent nature would make the recreational area more family friendly; the more families that use the recreational area, the less likely unobserved vandalism and misuse to occur.

Pond Covenants – Letter of “no recreation” to be sent to establish knowledge of covenant purpose of ponds.

ARC:

The ARC will not accept broker inquiries for purpose of marketing or sales. All inquiries should be made through the usual channels online at the VOF website.

New Business:

Resident Satellite Violation Issue: All agreed to move forward with legal.

Resident Parking on Lawn Issue: All agreed to move forward with legal.

2520 Shady Wood Drive Shed: Move to the next level.

Voigt Shed: The Board asked that the shed issue be escalated to a lawsuit if it has not already been done.

Motion to Adjourn was made at 7:45 pm, Rebekah Shively seconded. Meeting adjourned.

A handwritten signature in blue ink, followed by the date "7-12-18" written in the same ink.