

**VOF Board of Directors Meeting 7/11/2019**  
RideOut Elementary Cafeteria

The meeting was called to order at 6:00pm by Cindy Deger, President. Present were Cindy Deger and Diane Branaugh; Kathy Melton represented the CAM Team. A quorum was present.

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**Resident Input:**

A homeowner asked if the wall along Fireside Drive has been completed, including any punch list items. He also asked about the engineering of the wall. The wall is still being worked on.

**Approval of Minutes** – A motion was made by Diane Branaugh to waive the reading and to approve the minutes of the June 13, 2019 Board of Directors meeting. Cindy Deger seconded. None opposed and the motion carried. The minutes will be posted on the community website.

**Financial Review** – Kathy Melton, CAM

Balances as of June 30, 2019:	Operating	\$195,967.59
	P&D Reserves	\$122,516.92
	Gen Reserve	\$ 37,522.98
	B-Walk Reserve	\$ 49,078.28
	Petty Cash	<u>\$ 500.00</u>
	Total:	\$405,585.77

The loan balance is currently \$120,051.17.

The August 2019 Collection Tracker was provided to the Board. Notices of Intent to Lien are being sent to homeowners who have not paid their 2019 assessments.

**Old Business:**

**Comcast** – The bump in the road at the first intersection of Chimney Drive and Fireside Drive has been worked on but is not completely gone. Comcast will be contacted.

**Parking in Glitter Court** – There is an issue with vehicles being parked in front of mailboxes. Residents are reminded to avoid blocking mailboxes. The Association is working on any non-residents parking on Glitter Court.

**Three Letters/Attorney** – The Board asked how the new policy of automatically sending violation issues to the attorney after the homeowner has received three letters is working. The policy was just put in place so it is a little early to determine if it is working, but it should streamline the process and allow violations to be dealt with more quickly.

**Back Dues** – Discussed earlier. A homeowner suggested that homeowners be given the option to pay annually, quarterly, or monthly. Assessments are due on January 1<sup>st</sup> and homeowners can request a payment plan prior to the due date.

**ARC** – Homeowners are reminded that an ARC form is required if doing work outside. The CAM Team can be contacted if homeowners have any questions. The current processing time for ARCs is two weeks or less.

**Off Duty Officer** – The Board discussed the CCSO off duty officer that patrols the dock area and the community. He will be kept through the Labor Day weekend. A proposal was requested for a private security patrol. The cost would be \$17/hr for four hours with 7% taxes added on. A private security patrol cannot detain anyone but might be helpful at the school drop-off/pick-up area on Fireside Drive.

**Board Member Recruitment** – A motion was made by Cindy Deger to appoint Ernie Dukes to the Board. Diane Branaugh seconded. None opposed and the motion carried.

**Ponds** – The ponds have been treated so no one can be in or on the ponds for 120 days. Residents are reminded that there is no fishing allowed on the ponds per the Association's documents. A drain box on Peppertree Drive is being repaired.

**New Business:**

**Security Guard** – Discussed under Off Duty Officer (Old Business).

All business being completed, Cindy Deger made a motion to adjourn. Diane Branaugh seconded. None opposed and the meeting was adjourned at 6:45pm.

Approved by Board - 8.15.2019  
Jmama.cavzae, CAM