

**VOF Board of Directors Meeting 6/13/2019**  
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:**

Several homeowners asked about the gates and why they are open all the time. There is an issue with the AT&T phone line and the repairs are taking longer than anticipated. The gates are supposed to close between 9pm and 5am.

A homeowner asked about the recent Comcast project and where they will be working. The work has been completed.

A homeowner has had an ongoing issue about violations concerning the trees on his property by a street light. He requested that a Board member come out to discuss exactly what needs to be done.

A homeowner asked about parking on Night Light Court and the recent stickering of vehicles when other vehicles in the community are not being addressed. The Board does try to address all of the vehicles that are not properly parked.

A drainage issue on Night Light Court has been taken care of. A homeowner mentioned that water is still pooling in one area.

A homeowner asked for assistance with a shed behind him that is partially on his property. The property behind him was recently purchased and the survey flags show that the shed is not in the right location.

**Approval of Minutes** – A motion was made by Cindy Deger to waive the reading and to approve the minutes of the April 11, 2019 Board of Directors meeting. Diane Branaugh seconded. None opposed and the motion carried. The minutes will be posted on the community website.

**Financial Review – Kathy Melton, CAM**

Balances as of May 31, 2019:	Operating	\$211,344.44
	P&D Reserves	\$137,848.03
	Gen Reserve	\$ 37,520.10
	B-Walk Reserve	<u>\$ 49,074.52</u>
	Total:	\$435,787.09

The loan balance is currently \$124,590.29.

**Old Business:**

**Vandalism on the Dock** – Cindy Deger reported that three of the five youths who vandalized the dock have made restitution payments - \$315.20 each. The other two youths are fighting it and are in the court system.

**Signs** – Several signs in the community were vandalized. Diane Branaugh has the replacement signs and will be installing them soon.

**Board Members** – Rebekah Shively emailed her resignation earlier in the day and it was effective immediately. The Board will appoint additional directors at the next meeting.

**New Business:**

**Comcast** – During the recent construction, Comcast damaged part of the road at the first intersection of Chimney Dr. and Fireside Dr. The “bump” in the road will be taken care of. The road will be cut and patched if necessary. There have been several complaints about the grass not being replaced where digging took place. The supervisor said that sod will be put in.

**Vandalism on the Grass on Fireside** – A truck rode up on the grass and went behind the oaks on the exit side close to the entrance. The police were called and the individuals were identified. They have agreed to fix the ruts, as well as clean the sidewalk in the area.

**Police at the Dock** – Off duty officers are being hired to work at the dock this year. So far, three (3) individuals have been flagged for trespassing. Vehicles parked on Glitter Court must have a hanging tag. If there is no tag, the vehicle will be stickered and then towed if it is there again.

**AT&T** – The AT&T line outside of the gate is damaged. AT&T has been trying to locate the issue. The Board and Management continue to work with them to get this straightened out. The Association will receive a credit on their bill.

**Three Letters – Attorney** – If a homeowner receives three violation letters and has not corrected the issue, the Board has approved that the matter will automatically be sent to the attorney.

**Out of Pocket Expenses** – The Board often purchases items for the Association and then is reimbursed. A prepaid VISA Card has been provided for Association expenses.

**Washout Area on Fireside Drive** – Work will start on Monday, June 17<sup>th</sup>, to build a bulkhead along Fireside Dr. by the pampas grass to prevent dirt from coming across the sidewalk and road.

**Construction on Dock** – There are issues with several pilings at the dock. American Dock Builders will bring in a barge to repair and stabilize the dock. The boardwalk is in good shape.

**Back Dues - Final Warning Letters** were sent to homeowners who have not paid their assessments. The Board approved moving forward with a Notice of Intent to Lien if payments are not received.

**ARC** – Several ARC issues were discussed.

- If you are having work done, please remember to send in your ARC form. The ARC Guidelines and the form are available on the community website. Committee members have thirty (30) days to review the request and will schedule an appointment to meet with the homeowner. If a permit is required, you must get it from the county.
- The ARC Committee will be revising and updating the guidelines that have been in effect since 2003.
- Two homeowners have sent in appeals for their denied ARC requests:
  - Gazebo/Pergola – This was installed without ARC approval. The Committee was not allowed to come on the property to review the project. The structure is not in conformance with Clay County setback requirements. The Board upheld the denial.

- Shed – A homeowner installed a shed without ARC approval and it is larger than the allowable size. The Committee met with the homeowner and he agreed to adapt the shed and relocate it. He was given ninety (90) days to do it and the agreed upon work has not been completed. The homeowner has agreed to get a permit and relocate the shed. The matter was tabled so that the attorney could be consulted.

All business being completed, Cindy Deger made a motion to adjourn. Diane Branaugh seconded. None opposed and the meeting was adjourned at 7:20pm.

Kathy Melton, CAM

Approved by BOD - 7.11.2019