

Villages of Fireside Annual Meeting
Tuesday, October 8, 2019
RideOut Elementary School Auditorium

The Annual Meeting of Members was called to order by Diane Branaugh at 7:17 p.m.

Proof of Notice was provided showing that notice of the meeting was mailed to all owners of record in accordance with the Association's documents and Florida Statutes. A quorum was not established. The Board proceeded with an unofficial meeting for the homeowners who attended.

The Board members were introduced. In attendance from the Board of Directors Cindy Deger, Diane Branaugh and Ernie Dukes. Kathy Melton, CAM represented The CAM Team.

A motion was made by Rick Henning to waive the reading and to approve the minutes from the October 9, 2018 Annual Meeting. Bill Foster seconded. None opposed and the motion carried. All minutes are posted on the website for homeowners to review.

Reports of Officers:

Diane Branaugh reported that all the ponds are in good shape. Lake Doctors has treated and cleaned the ponds. Residents should not go in the water for 120 days.

Kathy Melton, CAM reported that the Association is in good financial shape. The account balances as of September 30, 2019 were:

Operating Account	\$139,460.52
General Reserve	\$ 37,532.64
Paving/Drainage Reserve	\$126,124.08
Boardwalk Reserve	<u>\$ 49,090.93</u>
	\$352,708.17


Outstanding receivables are \$22,874.57. Collections are going very well. Payment plans are available to homeowners by contacting The CAM Team prior to the assessment due date (January 1st).

The paving and drainage loan balance is \$106,292.66. The monies received from the increased amount of the assessments for 2019 was paid to bring the loan balance down. A homeowner suggested applying the same amount as an extra payment in 2020.

Election of Directors

As there was not a quorum, an election could not be held. The current Board members will continue. There are four vacancies on the Board. Anyone interested in joining the Board should contact Kathy Melton, CAM – 904-278-2317.

Unfinished Business: None

 11/14/2019

New Business: None

Open Forum:

A homeowner asked about the issues with the barcode reader. The old barcode reader was vandalized and has been replaced by a new digital reader. The current barcodes and remotes work with the new system.

A homeowner asked if the cameras are active. Some of the cameras are working, but the cameras are older technology (analog). The Board is researching an upgrade to a digital camera system. In addition, CCSO is partnering with Comcast and other providers to help have cameras installed at the entrances to neighborhoods. The cameras can be pulled up by CCSO to view what is going on at the entrance to the neighborhood.

Diane Branaugh thanked Michael Wade for power-washing the gate and the entrance.

A retaining wall was installed along a part of Fireside Drive to prevent the washout of sand onto the sidewalk. David Delarm came in and put in a French drain and there is no longer a buildup of water. A tree root/grass buildup had to be cleared from a pipe on Chase Ridge. Residents were asked to let Management know if they see any issues with drainage in the community.

A homeowner asked whose responsibility it is to trim the trees overhanging the road. He shared that the minimum height on public roads is 13' 8" clearance. Trimming of the trees is homeowner responsibility. A reminder will be sent out to homeowners in the next mailing. The Association is responsible for the trees along the Fireside Drive entrance.

A homeowner asked for help trimming back a branch from a tree by the boardwalk that is touching her roof. The Board said the homeowner has the right to trim the branch, but it is not an Association responsibility. Several residents volunteered to cut the branch for the homeowner.

A homeowner shared that they have had an above-ground pool on their property for twenty years. At the time it was installed, they were told that it did not have to be permitted and did not have to be fenced in. A violation letter was sent. The homeowner will provide the information they have gotten from Clay County and the Board will review.

A homeowner asked if there was an engineering study done prior to the installation of the retaining wall. An engineering study was not done, but the contractor's engineer was involved with the design. Diane Branaugh shared that the St. Johns River Water Management District said that a retention wall was needed.

A homeowner suggested improving communication by sharing periodic updates on the official FaceBook page for the community. The previous administrator of the page will be contacted to see if she would like to post the updates, or turn the page over to the Association.

A homeowner asked if the Association is part of the NET (Neighborhood Engagement Team). Chuck Francisco shared that it is an opportunity for residents to get involved and anyone interested should submit an application.

A homeowner asked about the light on the call box as it is hard to see the display and numbers at night. The Gate Store will be contacted.

All business being completed, Rick Henning made a motion to close the meeting. Bill Foster seconded. None opposed. The meeting was adjourned at 8:17 p.m.

A brief organizational meeting was held after the meeting. The officers for 2019-2020 are:

President – Cindy Deger
Treasurer – Diane Branaugh
Director – Ernie Dukes

Several homeowners came up after the meeting and indicated they would like to join the Board. The Board will meet with prospective Board members at a future meeting.