

VOF Board of Directors Meeting 1/9/2020

RideOut Elementary Media Center

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

Approval of Minutes – A motion was made by Cindy Deger to waive the reading and to approve the minutes of the September 12, 2019 Board of Directors meeting and of the November 14, 2019 Board of Directors Budget meeting. Ernie Dukes seconded. None opposed and the motion carried. The minutes will be posted on the community website.

Homeowners Forum:

A homeowner asked why an ARC form has to be submitted when he is just replacing/maintaining his fence and is not making any changes. He has been replacing sections over the past year. The Board explained the ARC process and that there have been problems in the past where changes were made even though the homeowner claimed everything would be the same. A plat map also has to be submitted with the ARC form.

The ARC form is available on the website: www.villagesoffireside.com. Architectural Review Guidelines are also available. A letter was sent out in December from President, Cindy Deger, to share valuable information about the Covenants and Restrictions and the ARC process.

Board Reports:

Diane Branaugh shared that there is continuing problem with people cutting down trees without ARC approval. A form has to be submitted. If trees are removed without following the procedure, the homeowner may be required to replace the tree.

Financial Report – Kathy Melton, CAM

Balances as of December 31, 2019:	Operating	\$133,652.38
	P&D Reserves	\$151,506.37
	Gen Reserve	\$ 26,766.77
	B-Walk Reserve	\$ 49,103.30
	Petty Cash	<u>\$ 238.72</u>
	Total:	\$361,267.54

The balance of the Paving & Drainage loan is \$92,334.57. The Board approved making a lump sum payment of \$31,288.79 this month to pay down the loan.

Outstanding Accounts Receivable as of December 31, 2019 were \$12,780.60 versus \$16,189.45 at the end of 2018. Collections are going very well. Statements were mailed out in December for 2020 assessments. To date, twenty homeowners have requested payment plans and approximately one-third of assessments have been collected already.

Old Business:

Collections: An updated Collection Tracker was provided to the Board. There are currently five active bank foreclosures. One larger outstanding balance was paid in full in December. Another account that is with the attorney should be paid off soon.

Gate: The photocells at the front gate were vandalized and had to be replaced by The Gate Store - \$762.44. The photocells were replaced today.

Security Cameras: The new cameras will be installed at the front gate on January 14th. Installation will take two days.

Parking at the School: Parking at the school drop-off point on Fireside Drive was discussed. People park on both sides of the street and park against the flow of traffic. Parking is not allowed on Villages of Fireside streets and vehicles will be towed. The Board would like to arrange for a CCSO officer to come write tickets but have been unable to schedule a time. A homeowner suggested contacting the Florida Highway Patrol and/or Florida Fish and Wildlife as both entities can write tickets, as well.

Board Member Recruitment: Additional Board members and ARC Committee members are needed. Volunteering to be on a committee is a good stepping stone to joining the Board. Homeowners interested in joining the Board should also attend the meetings regularly. A suggestion was made to move the meetings to a later time. The Board will keep the meeting time at 6:00pm. Minutes will be posted to the website as quickly as possible so that residents can be informed.

New Business:

Pond: Pond 4 on Peppertree Drive and Chase Ridge Drive experienced an issue with the weir and water is flowing under the structure. The left side was repaired previously, and now the right side is damaged. A proposal was received from DeLarm Excavating to make the repairs - \$6,850.00. The lake area by the weir will be temporarily sealed off so that approximately ten yards of flowable fill can be placed underneath the structure. Work will be done tomorrow.

ARC: Discussion of the letter from the Board and the ARC form took place under the Homeowners Forum. An issue with a dock in the pond on Chase Ridge Drive will be referred to the attorney. The Board is working with the attorney to correct a non-compliant fence. Prior to mediation, the attorney has suggested a meeting onsite with the Board, Management, the homeowner with the fence in question, DeLarm Excavating, and affected neighbors. The attorney will also be in attendance. The meeting is tentatively scheduled for the week of February 17th. Mr. Hines requested reimbursement for a survey that he had done. The Board feels that it is not something that the Association can reimburse him for, but it could possibly be dealt with during mediation.

All business being completed, Diane Branaugh made a motion to adjourn. Cindy Deger seconded. None opposed and the meeting was adjourned at 7:21pm.