

Villages of Fireside Annual-Budget Meeting
Tuesday, November 16, 2021
Clay County Shrine Club

The Annual Meeting of Members was called to order by Ernie Dukes at 7:05 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 of the membership was not established with only fifty-two persons in person or by proxy. A quorum of the Board was established.

The Board members were introduced. In attendance from the Board of Directors were Ernie Dukes, Diane Branaugh, David Smith, Christina Kingsbury, Maryse Andre, and Shawn Abbott. Kathy Melton, CAM represented The CAM Team.

The minutes from the previous Annual Meeting had already been approved. A motion was made by Diane Branaugh to approve the minutes for the April 8, 2021 Board Meeting held via Zoom. Shawn Abbott seconded. None opposed and the motion carried.

Reports of Officers:

Ernie Dukes reported on several projects that have taken place in the community this year. The older analog system at the resident's entry gate was replaced with a wireless relay system. The retaining wall on Fireside Drive was extended to deal with erosion that was washing sand onto the sidewalk. Tree Tech is in the process of trimming the Association's trees in the community. Finally, AT&T is in the process of upgrading their network throughout the neighborhood.

Diane Branaugh shared that the ponds were treated on November 15th for algae, emergents, etc. and are restricted for 120 days. Dye was added to ponds 2 and 5.

Shawn Abbott shared that he has a background in security/loss prevention and has been trouble shooting any issues with the cameras. He is going to donate a camera that will be installed at the front gate to provide a better view of people coming into the neighborhood. Shawn Abbott and David Smith do minor repairs throughout the community.

Kathy Melton, CAM reported that the account balances as of October 31, 2021 were:

Operating Account	\$142,439.90
General Reserve	\$ 4,863.49
Paving/Drainage Reserve	\$338,151.63
Boardwalk Reserve	\$ 39,698.07
Petty Cash	<u>\$ 238.72</u>
	\$525,391.81

Outstanding receivables are \$23,349.30 which is approximately the same amount as last year. Florida Statute added an extra step in the collection process effective July 1, 2021. A Notice of Late Assessment (NLA) must be sent to homeowners prior to the account being turned over to an attorney. The NLA must provide a breakdown of the amounts owed, along with a statement, and the homeowner has thirty (30) days to make payment.

Homeowners are reminded to contact Management in December to arrange for a payment plan.

The Paving and Drainage Loan has been paid off.

Reports of Committees:

ARC – Diane Branaugh reported that there is only one (1) outstanding ARC. Homeowners are reminded to make sure their ARC submission is complete by providing all necessary documentation.

Election of Directors

As there was not a quorum, an election could not be held. The current Board members will continue. John Anderson sent an email indicating he would like to join the Board. If anyone else is interested in becoming a Board member, please contact Management.

Unfinished Business: None

New Business:

Approval of 2022 Budget – Copies of the proposed 2022 budget were mailed out to all homeowners. Assessments will remain the same for 2022. The budget calls for \$100,000 to be put into the Boardwalk Reserve. This will be done for three years at which time the necessary funds will be available to redo the boardwalk, and then the money will go back into the Paving and Drainage Reserve. A motion was made by David Smith to approve the proposed budget as presented. Diane Branaugh seconded. None opposed and the motion carried.

Alligators in Ponds – Kathy Melton, CAM explained that a homeowner called the office to report a ten-foot alligator in her pond. The homeowner was directed to contact the state through their SNAP (Statewide Nuisance Alligator Program). A code was provided and Management gave permission for trappers to remove the alligator as has been done in the past. Several residents were upset that this occurred. The Board has to be cautious when issues like this are reported because if nothing is done and injury occurs, they could be liable. Ernie Dukes offered to contact someone to see if we can assure that the alligators will be relocated. The Board confirmed that if a homeowner is concerned about an alligator over four-feet in length, they will give permission to have the alligator removed.

Open Forum:

A homeowner shared concerns about damages that could be caused by the work being done by AT&T. Representatives from AT&T have assured the Association that they will repair all damages. Homeowners should check their sprinklers after work is completed in their yard, and a suggestion was made to mark sprinkler heads with blue flags.

A suggestion was made to replace the keypad on the guest side of the front gate. A quote will be requested.

A homeowner asked if the gates will be open for Thanksgiving. The gates will remain closed.

A homeowner asked the Board to consider opening the gates Monday through Friday during the peak hours (6 a.m. to 6 p.m.) due to traffic and safety concerns. It can be dangerous when someone cannot get through the gate and traffic backs up.

Homeowners are reminded that trimming trees back is homeowner responsibility. A notice will be sent out with the annual statement mailing reminding homeowners that they are responsible to keep trees cut to a clearance of 13' 8".

A homeowner asked the Board to check the trees at the boardwalk that border her property. She said one of the trees appears to be diseased. The Board will check out the area.

A homeowner thanked the Board for the fountain being repaired. Diane Branaugh took care of repairing the fountain at no cost to the Association.

Several homeowners shared concerns about speeding in the community and the use of golf carts.

All business being completed, David Smith made a motion to close the meeting. Diane Branaugh seconded. None opposed. The meeting was adjourned at 8:15 p.m.

Approved 8.11.2022
Kathy Melton, CAM