

**VOF Board of Directors Meeting 3/28/2024**  
Clay County Shrine Club – 2471 Russell Road

The meeting was called to order at 7:00pm by Ernie Dukes, President. Present were Ernie Dukes, David Smith, Christina Kingsbury, and Maryse Andre; Kathy Melton, CAM represented the CAM Team. A quorum was present.

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**Homeowners Forum:**

The floor was opened to homeowners questions and comments. Topics discussed included:

- Changing the boardwalk hours to dawn to dusk. A motion was made by Maryse Andre to change the hours the boardwalk is open to dawn to dusk. Christina Kingsbury seconded. None opposed and the motion carried.
- Fishing on the ponds and what can be done to enforce it.
- A drain on Chimney Drive is collapsing and there is a large pothole at the last culdesac.
- Maintenance of the ditch by the landscape contractor and installation of flowers at the entrance.
- Tree roots on Fireside Drive are getting bad and affecting the road.
- Stop lines and speed bumps need to be painted.
- Sidewalk trip hazards.

**Approval of Minutes** – A motion was made by David Smith to approve the minutes of the July 6, 2023 Board of Directors meeting, the October 5, 2023 Annual meeting, and the December 21, 2023 Budget meeting as presented. Maryse Andre seconded. None opposed and the motion carried. The minutes will be posted on the community website.

**Board Reports:** None

**Committee Reports:**

ARC – The ARC process is going smoothly and there are currently three pending requests.

Community Beautification Committee – An area by the dock needs to be cut back and the Committee is planning a few items that will be done at the front entrance.

**Financial Report – David Smith, Treasurer**

Balances as of February 29, 2024:	Operating	\$263,747.65
	P&D Reserves	\$404,444.49
	Gen Reserve	\$ 11,552.27
	B-Walk Reserve	<u>\$293,293.65</u>
	Total:	\$973,038.06

The Association is currently under budget for the year and the water bill issue has been corrected. Outstanding Accounts Receivable as of February 29, 2024 were \$83,985.63. The due date for assessments was extended until February due to late passage of the budget. Improvement in the receivables balance will be seen over the next couple of months.

**Old Business:**

**Parking on the Street** – Complaints are being received about vehicles parked on the street overnight. David Smith volunteered to put notices on cars, take pictures, and send the information to Management.

**Swales** – The Board discussed addressing several areas of concerns, including a property that backs up to the CCUA easement. A swale is not shown on the plat maps for this property. St. Johns River Water Management District will be contacted to verify if there is a swale in the area and the county may need to be involved. When there is an issue with a stretch of swale, the Association will get involved. Homeowners are responsible to maintain the swale on their property. Mr. Hines shared his concerns about the swale in his area and asked for action to be taken as it has been an ongoing issue for too long. The Board asked that proposals be requested to correct the swale from this area to the corner where work was completed last year.

**CCSO Patrols** – Hiring of off duty CCSO officers to patrol the dock and parking on Glitter Court was discussed. Concerns were expressed about an escalation in issues with summer approaching. Joan Trawick offered to provide information as to what days/times would be best to schedule patrols. A suggestion was made to look at private security firms, as well.

**New Business:**

**Ratification of 2024 Budget** – A motion was made by Maryse Andre to ratify approval of the 2024 Budget, seconded by David Smith. None opposed and the motion carried.

**Appointment of Board Members** – Two homeowners expressed interest in joining the Board of Directors: John Brownlee and Tyler Stovall. Both members introduced themselves to those in attendance. A motion was made by David Smith to appoint John Brownlee and Tyler Stovall to the Board of Directors, seconded by Maryse Andre. None opposed and the motion carried.

**Entrance Fountain Repairs** – The fountain at the entrance is leaking and was the cause of the increased water bills. A proposal was received from Local Fountain Expert to seal the cracks, drain and clean the fountain, waterproof the basin, and paint the fountain - \$4,537.00. A new fountain would cost almost double that amount and the fountain tech recommended doing repairs versus replacement. After discussion, a motion was made by Maryse Andre to approve the proposal subject to a warranty being provided. David Smith seconded. None opposed and the motion carried.

**ARC Appeal** – Homeowners at 1991 Embers Court submitted a request to install a fence on their property. The property is currently for sale and the lack of a fence has been an issue. The ARC Committee denied the request as this property is one of four (4) properties listed in the Covenants and Restrictions as not being allowed to have a fence “without the prior written consent of the Architectural Control Committee, which consent can be arbitrarily withheld.” The homeowners are appealing the denial to the Board of Directors. Attorney Sean Murrell provided information that the Board has the right to hear the appeal and has the legal right to overturn the denial but cautioned going against the spirit of the C&Rs. John Brownlee made a motion to overturn the denial and approve the fence, seconded by Christina Kingsbury. The motion carried with four (4) in favor and one (1) abstention. Maryse Andre is on the ARC so did not vote.

**2024 Projects:**

- **Community Signage** – An overall approach to signage in the community remains an open action item with the Board. In addition, a sign at the entrance is faded and needs to be replaced, along with a small sign at a speed bump on Fireside Dr. The sign at the boardwalk needs to have the boardwalk hours updated.
- **Fireside Drive by the Drainage Ditch** – Area is eroding and needs to be backfilled. Also, an area at the front entrance between the call box and tree line needs dirt added.
- **Repairs to the drain on Chimney Drive and the pothole** need to be done.

**Next Meeting** – Thursday, June 13, 2024 – 7:00pm – Clay County Shrine Club \*\*Note: The agenda for the meeting incorrectly stated that the meeting would be held on June 20, 2024. Please make note of the correct date.\*\*

**Adjournment:**

All business being completed, the meeting was adjourned at 9:19pm.

Approved 6.13.2024  
Kathy Melton, CAM