

**VOF Board of Directors Meeting 6/13/2024**  
Clay County Shrine Club – 2471 Russell Road

The meeting was called to order at 7:01pm by Ernie Dukes, President. Present were Ernie Dukes, David Smith, Maryse Andre, and John Brownlee; Kathy Melton, CAM represented the CAM Team. A quorum was present.

---

**Homeowners Forum:**

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

- Fishing on the ponds and whether an attorney has been consulted.
- Questions about whether Tyler Stovall resigned from the Board. He has resigned from the Board as he moved out of the neighborhood.
- Follow-up on a swale issue.
- Utilization of a speaker system at the meetings.
- Parking on the street issues and what is being done about a chronic offender.
- Street signage in the neighborhood.
- Contacting Clay Electric about lighting in the neighborhood.
- Damaged boards on the boardwalk that need to be replaced.
- The current road project on Chimney Drive is looking good.
- Concern about the thin layer of mulch at the entrance.

**Approval of Minutes** – A motion was made by Maryse Andre to approve the minutes of the March 28, 2024 Board of Directors meeting. John Brownlee seconded. None opposed and the motion carried. The minutes will be posted on the community website.

**Board Member Reports:** No reports as information will be discussed under Old Business and New Business.

**Committee Reports:**

**ARC** – The ARC process is going well and the Committee is working with the owners of a house that is being rebuilt after a fire.

**Community Beautification Committee** – An area was cleared by the dock, but it has grown back. A question was raised as to whether the landscape vendor can help to take care of this area. Weeds need to be cut back closer to the river. New signs were posted at the boardwalk and entrance.

**Financial Report – Kathy Melton, CAM**

Balances as of May 31, 2024:	Operating	\$219,542.61
	P&D Reserves	\$431,623.93
	Gen Reserve	\$ 21,564.20
	B-Walk Reserve	<u>\$311,398.33</u>
	Total:	\$984,129.07

Outstanding Accounts Receivable as of May 31, 2024 were \$40,421.47. Collections are behind the same time last year due to the extension in the due date. Improvement in the receivables balance will be seen over the next couple of months.

Kathy Melton, CAM shared that there have been recent updates to Florida Statute that will affect the community. More information will be shared as it becomes available. Updates have already started taking place on the private side of the community website.

**Old Business:**

**CCSO Patrols** – The consensus among the Board is that patrols are not needed at this time. The situation will continue to be monitored. Several homeowners expressed concerns about speeding in the neighborhood.

**Entrance Fountain Repairs** – Repairs to the fountain have been completed. No further leaks have been reported.

**New Business:**

**Revised Parking Policy** – A copy of the proposed parking policy was emailed to residents. Concerns were expressed about enforcement and how enforcing parking at the Glitter Court area can affect other areas in the neighborhood. After discussion, a motion was made by Maryse Andre to adopt the revised parking policy with the #2 provision deleted, seconded by John Brownlee. The motion carried with three (3) in favor and one (1) opposed. The approved policy and the proposed policy will be forwarded to the attorney for review.

**Towing** – Several homeowners expressed a desire to assist with parking enforcement.

**Sidewalks** – Deteriorating sidewalks are a trip hazard and are a safety issue. Homeowners are responsible for the sidewalks on their property. A list of sidewalks is being compiled and homeowners will be notified of any issues. A homeowner has volunteered to assist with repairs to sidewalks.

**Chimney Drive Project** – A project to correct an issue causing part of the road to sink is underway and should be completed tomorrow. A pothole on a cul de sac close to the area will be taken care of, as well.

**Fireside Drive Erosion Repair** – Two areas along Fireside Drive have been taken care of. Erosion at a drain inlet and an area on the right as you enter the neighborhood have been corrected. The next project will be to evaluate tree roots causing issues with the roads.

**Reserve Funds – CD** – The Board is considering an option to get more interest by investing funds in a CD or in SPAXX. John Brownlee made a motion to invest no more than 75% of the reserve funds with Fidelity investments, seconded by David Smith. None opposed and the motion carried.

**Collections** – A copy of the Collection Policy was provided to the Board. Kathy Melton, CAM will meet with John Brownlee to develop a plan to deal with the largest collection accounts.

**Rental Properties** – Concern was expressed about the number of rentals in the community, especially with corporations purchasing properties. There is nothing in the Covenants and Restrictions that limits rentals. Options discussed were placing a cap on the rentals or passing an amendment that requires a buyer to live in the house for a certain amount of time before the property can become a rental.

**Cleanout of Fireside Drive Ditch** – A proposal was received from David DeLarm to clean out the ditch on Fireside Drive - \$3,700.00. A motion was made by Maryse Andre to approve the proposal, seconded by John Brownlee. None opposed and the motion carried.

**Vice-President Position** – A motion was made by Maryse Andre to appoint John Brownlee as Vice-President, seconded by Ernie Dukes. None opposed and the motion carried.

**Next Meeting** – Thursday, October 10, 2024 – Annual Meeting – 7:00pm – Clay County Shrine Club

**Adjournment:**

All business being completed, David Smith made a motion to adjourn the meeting, seconded by John Brownless. The meeting was adjourned at 8:58pm.

Approved Christina Kingsbury   
11.14.2024