

Villages of Fireside Budget Meeting
Thursday, November 13, 2025
Clay County Shrine Club – 2471 Russell Road, Green Cove Springs, FL 32043

The Budget Meeting was called to order by Ernie Dukes, President at 7:00 p.m.

Proof of Notice was available showing that notice of the meeting was mailed to all owners of record in accordance with the Association's documents and Florida Statutes. The meeting was posted on the property and on the website. A blast email with the agenda and proposed budget was sent on November 11, 2025.

A quorum was established. In attendance from the Board of Directors were Ernie Dukes, John Brownlee, Christina Giles-Kingsbury, and Neil Ferslew. Kathy Melton, CAM represented The CAM Team.

Approval of Minutes – June 12, 2025 Board of Directors Meeting and October 9, 2025 Annual Meeting

A motion was made by Christina Giles-Kingsbury to approve the minutes of the June 12, 2025 Board of Directors meeting and the October 9, 2025 Annual meeting as presented, seconded by John Brownlee. None opposed and the motion carried.

Financial Report – Kathy Melton

Copies of the October 2025 financials were emailed to the Board in advance of the meeting. Total funds available as of October 31, 2025 were \$1,100,702.59. Outstanding receivables were \$21,867.11. The budget was underspent in October by \$1,621.32.

A/R Breakdown:

- Two (2) homeowners are on a payment plan. Payments are being made monthly.
- One (1) homeowner has received a collection letter.
- Three (3) homeowners have received a NLA.
- Three (3) homeowners have received a NOIL.
- Six (6) homeowners have received a Lien.
- One (1) homeowner is in bank foreclosure.
- One (1) homeowner is in an Association foreclosure. He has contacted the attorney and will be paying off his account in the first half of 2026.

Old Business - None

New Business

- **Approval of 2026 Budget – 5% Increase** – Copies of the proposed 2026 budget were mailed out to all homeowners in advance of the meeting. The budget calls assessments to increase to \$735.00, a 5% increase. The increase is necessary because there are no more surplus funds from previous years to pull from. The floor was opened for homeowner's questions and comments. Topics included adding capital items to the budget and whether a reserve study should be requested. After discussion, a motion was made by John Brownlee to accept the budget as presented, seconded by Neil Ferslew. None opposed and the motion carried.

Next Meeting –TBD. The tentative dates for 2026 are:
March 12, 2026

June 11, 2026
October 8, 2026 – Annual
November 12, 2026 – Budget

All business being completed, a motion was made by John Brownlee to adjourn the meeting, seconded by Neil Ferslew. None opposed and the meeting was adjourned at 7:19 p.m.

  3/12/26