

Villages of Fireside Board of Directors Meeting
Thursday, March 12, 2026
Clay County Shrine Club – 2471 Russell Road, Green Cove Springs, FL 32043

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

Notice of the meeting was posted on property and on the website. An email reminder was sent to owners with the agenda on March 12, 2026.

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

Approval of Minutes – November 13, 2025 Board of Directors Budget Meeting

A motion was made by David Smith to approve the minutes of the November 13, 2025 Board of Directors Budget meeting as presented, seconded by Christina Giles-Kingsbury. None opposed and the motion carried.

Board Member Reports

John Brownlee reported on several projects:

- The sidewalk project is complete. The vendor did more work than was contracted for. The community will be checked in a few years to determine where additional repairs are needed.
- Cameras have been upgraded at the front entrance.
- Currently, 90% of the Association's funds are in Fidelity. The current yield on the funds is 3.2%.
- An alternative meeting site was offered but it is too small for the Association's meetings.
- The Board is working with Attorney Ted Brown to finalize language for a rental cap.

Neil Ferslew contacted Clay Electric regarding streetlights in the community and spoke to an engineer. Brighter lights are available but cannot be installed unless the current bulb is broken or not working.

Committee Reports

- **ARC** – Joan Trawick reported that nine (9) ARCs were declined since the last meeting, eight (8) were the result of not providing all the required information. Four (4) ARCs were currently under review: two (2) were approved, one (1) required a survey, and one (1) was declined. The Committee has approved twenty-eight (28) ARCs since the last meeting in November.
- **Community Beautification** – The Committee was recognized for their efforts to decorate the front of the community for Christmas and other occasions. The message board sign is updated regularly. Several signs in the community need to be replaced, and there is a pothole at the entrance. A suggestion was made to improve the signage at the boardwalk.

Financial Report – Kathy Melton

Copies of the February 2026 financials were emailed to the Board in advance of the meeting. Total funds available as of February 28, 2026 were \$1,188,780.59. Outstanding receivables were \$74,491.74. The budget was overspent in February by \$469.04 but has been underspent year-to-date by approximately \$3k.

A/R Breakdown:

- Eighteen (18) homeowners are on payment plans.
- One (1) homeowner has received a collection letter.
- Three (3) homeowners have received a NLA.
- Four (4) homeowners have received a NOIL; two (2) will be forwarded to the attorney for Association foreclosures.
- Eighty percent (80%) of 2026 assessments have been paid.
- Reminder statements will be mailed, and then collection letters will be sent if payment is not made.
- One (1) homeowner is in bank foreclosure.

Old Business

- **Reserve Funds – Fidelity Investments** – Four(4) accounts are open at Fidelity Investments and approximately 87% of the Association’s total funds have been placed there. Access is now available to transfer back and forth between the Popular and Fidelity accounts. The 7-day yield for interest was 3.32%.
- **Collections** – At the end of 2025, the outstanding A/R was \$16,944.02 (one account is \$8,444.71 of the total amount – bank foreclosure). Two accounts will be forwarded to the attorney for an Association foreclosure. At the end of 2024, the outstanding A/R was \$23,246.23, so progress is being made.
- **Rental Properties** – John Brownlee spoke to the attorney about limiting rentals. The goal is to cap the number of rentals in the community. Minimum rental terms and requiring a period of time that a new homeowner must occupy the property before it can become a rental are being discussed. An exception will be made for military personnel who are deployed and/or changing duty stations and need to rent their property. There are approximately 25-30 homes out of 395 properties that are currently rentals. The effort to limit rentals will require an amendment to the Covenants & Restrictions.
- **Sidewalks** – Thank you to John Brownlee and Neil Ferslew for their leadership on the sidewalk project. PAC did a good job and quite a few repairs were made. The total cost of the project was \$95,596. Payment was made out of the Paving & Drainage Reserves.
- **Cameras** – Cameras were upgraded at the entrance. Two (2) license plate cameras were added, and four (4) other cameras were replaced. Cameras are accessible via an app, and the picture quality is much improved.

New Business

- **2026 Projects** – Potential projects to be addressed this year include:
 - Two (2) drains as you come into the community are in need repairs. Patrick Roberts with PAC said it will be expensive.
 - Boardwalk repairs are needed. C&H Marine is no longer in business, but a former employee has opened a company and contacted Management. Discussion included replacing the wood with composite, contacting an engineer for guidance, and bulkheads around the dock. David Smith offered to reach out to several contacts he has to determine the best way to move forward.
- **2026 Meeting Schedule** – Posted on the website.
 - June 11, 2026
 - October 8, 2026 – Annual Meeting
 - November 12, 2026 – Budget Meeting

Open Forum – Topics discussed included:

- Tree roots in the road – Chimney Drive/Glitter Court by Twilight Court
- A dip in the road on Chimney Drive past Moon Harbor (drain repaired in the past)
- Additional sidewalk repairs needed
- Quotes needed for lighted signs at the entrance
- Speeders/careless drivers – utilization of speed bumps and CCSO

Next Meeting – Thursday June 11, 2026

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 8:01 p.m.

DRAFT