Villages of Fireside Board of Directors Meeting
Thursday, June 11, 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 June 9, 2026.

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

Approval of Minutes – March 12, 2026 Board of Directors Meeting
A motion was made by John Brownlee to approve the minutes of the March 12, 2026 Board of Directors meeting as presented, seconded by Neil Ferslew. None opposed and the motion carried.

The New Business Item – Appointment of Board Member – was taken out of order. John Anderson submitted an email to join the Board. He was introduced to those in attendance and shared that this will be his third time to be on the Board. A motion was made by John Brownlee to appoint John Anderson to the Board, seconded by Neil Ferslew. None opposed and the motion carried. John Anderson joined the other Board members at the board table.

Board Member Reports
Neil Ferslew shared information on several items:

- He met with the Clay Electric engineer and secured brighter lighting at the entrance. The cost was $3.00 per light to install.
- A new contract was signed with Turf Doctors. The additional cost is approximately $300.00 per month; however, mulch will be installed two times a year. In addition, several landscape enhancements were approved, including the installation of 32-cubic yds of mulch, replacement of eight (8) business at the entrance, and replacement of one (1) crape myrtle. The sprinkler vendor was contacted to ensure that irrigation was sufficient for the new installations.

Committee Reports

- **ARC –** Joan Trawick reported that twenty-four (24) ARCs have been approved since the last meeting. Four (4) ARC's were declined, and three (3) are currently being reviewed. 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 the Memorial Day decorations at the entrance. Plants (muhly grass) was installed by the pampas grass to make the area look better, but the soil is clay and it is difficult to get plants to survive. The boardwalk area was trimmed.

Financial Report – Kathy Melton
Copies of the May 2026 financials were emailed to the Board in advance of the meeting. Total funds available as of May 31, 2026 were $1,157,579.16. Outstanding receivables were $40,729.30. The budget is overspent for the year due to legal expenses and income tax payments. Ninety (90) percent of Association funds are at Fidelity Investments. The 7-day yield for interest was 3.28%.

Old Business

- **Rental Properties –** Moved to the end of the meeting.
- **Collections –** A/R Breakdown:
    - Fourteen (14) homeowners are on payment plans.
    - Twenty-six (26) homeowners have received Collection Letters. NLAs will be sent later this month.
    - Two (2) homeowners are being forwarded to the attorney for foreclosure.
    - Eighty (80) percent of 2026 assessments have been paid.
    - Reminder statements are mailed monthly.
    - One (1) property is in a bank foreclosure and represents approximately 24% of the outstanding A/R.
- **Sidewalks –** Completed. Sidewalks will be reviewed in a year or two to determine where additional repairs are needed. If you have an issue, or see an issue, with a sidewalk in the community please let Management know so that it can be taken care of.
- **Cameras –** Cameras have been upgraded and are working well. They are now interfaced with CCSO so all deputies have access to the cameras. There is no cost to the Association for this.
- **2026 Projects**
    - Drainage at Entrance – The Board is working with contractors, but no firm plan has been decided on yet. The project will be completed within the next twelve months.
    - Boardwalk – The Board will not be using an engineer, and quotes will be solicited to refurbish the boardwalk to "like-new" condition. A third contractor is needed for the bid process. Engineered wood is approximately four times as expensive and is not actively being pursued. A homeowner shared that the entrance to the boardwalk needs attention now as it is a trip hazard. A suggestion was also made to investigate shoring up the area by the dock with a bulkhead to prevent further erosion.

New Business

- **Appointment of Board Member –** Taken out of order earlier in the meeting.
- **Street Signs –** John Brownlee shared that he has found new street signs for the community that are low cost, reflective, meet FDOT standards, and are easy to maintain/replace. Pictures of the signs were shared with those in attendance. Two quotes were received: Duval Sign Solutions - $28,382.56 or $57,025.00 for signs with a 3" upgraded black pole and Solid Rock Concrete - $29,500.00. Questions were asked regarding the warranty for the signs and whether they will be installed in concrete. There are a total of seventy-nine (79) signs. A motion was made by John Brownlee to approve the proposal from Duval Sign Solutions, seconded by Neil Ferslew. The motion carried with three (3) in favor and one (1) abstention (John Anderson).
- **Ratification of Landscape Contract Renewal –** Turf Doctors – Price increased to $2,450.00 per month from $2,180.00 per month. An additional mulch application was added to the contract. A motion was made by John Brownlee to ratify approval of the contract, seconded by Neil Ferslew. The motion carried with three (3) in favor and one (1) abstention (John Anderson).

- **Old Business – Rental Properties –** Moved to end of the meeting.
  An amendment to place a rental cap in the community, to require a minimum 6-month lease, and to require owners to live in the house for a year before being able to rent is being considered. Handouts were available for those in attendance that explained the key provisions of the proposed amendment. The same information was sent out via eblast prior to the meeting. For the amendment to pass, fifty-one percent (51%) of homeowners must vote "yes." John Brownlee and Ernie Dukes shared that passage of the amendment is vital to maintaining housing values and the safety and security of residents in Villages of Fireside. Two homeowners shared experiences they have had with out-of-control rentals in a community and the impact it can have. The floor was opened to homeowners for their comments/questions. Topics discussed included:
    - Military exemption should include deployment and PCS/PDS
    - Limiting corporations from purchasing properties solely for rental purposes
    - Enforcement process should a new owner not be in compliance
    - Whether a background check can be required
    - Whether approval percentage is 2/3 or 51%
    - Grandfathering of current owners prior to passage of the amendment (FS 720.306 (h)(1)

  Ernie Dukes ended the discussion by sharing that the job of the Board is to be accountable to homeowners and to protect their investment in the community, to preserve housing values and the safety and security of residents. Communities with lower rental percentages have higher property values, and lenders take stability into account when approving loans.

Open Forum – Topics discussed included:

- A property outside the gate requesting a variance
- Florida Statute changes effective July 1, 2026 and the effect on the ARC process
- Restricting school pick-up in the community for non-residents

Next Meeting – Thursday, October 8, 2026 – Annual Meeting
Rental Amendment Meeting - TBD

All business being completed, a motion was made by John Brownlee to adjourn the meeting, seconded by John Anderson. None opposed and the meeting was adjourned at 8:52 p.m.