Villages of Fireside Annual Membership Meeting
Thursday, October 8, 2026
Clay County Shrine Club

The Annual Membership Meeting was called to order at 7:11 p.m. by Kathy Melton, CAM.

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.

A quorum of the membership was not established with only twenty-two (22) people present either in person or by proxy. A quorum of the Board was not established.

In attendance from the Board of Directors were John Brownlee, David Smith and Christina Giles-Kingsbury. Kathy Melton, CAM represented The CAM Team.

Reading or Waiver of Reading of Minutes of Previous Meeting of Members
The minutes from the 2025 Annual Meeting were previously approved and are posted on the website.

Reports of Officers:
John Brownlee shared that passage of the Rental Amendment was an important step for the community. He thanked Tish Behm, Ruth Casias and Susan Adrick for their help in collecting ballots.

David Smith, Treasurer, provided the financial report. Balances as of September 30, 2026 were:

Popular Operating	$ 1,747.01
Fidelity Inv – Operating	$ 20,691.50
Popular P&D Reserves	$ 23,687.01
Popular General Reserve	$ 659.26
Popular BW Reserve	$ 49,750.92
Fidelity Inv – P&D	$ 526,359.15
Fidelity Inv – BW	$ 418,585.49
Fidelity Inv – Gen Reserve	$ 70,409.05
Total	$1,111,889.39

Outstanding receivables are $23,712.57.

Reports of Committees:
ARB Committee – Rick Henning shared that since the last meeting, there have been nineteen (19) applications approved, four (4) have been declined and one (1) is under review.

Election of Directors:
As there was not a quorum, an election could not be held. The current Board members will continue.

Unfinished Business: Tish Behm purchased a new banner for the bulletin board at the entrance to the boardwalk. He asked that the invoice be processed for reimbursement.

New Business: None

Open Forum:
The floor was opened for homeowner questions and concerns. Topics discussed included:

- Replacement of the boardwalk with either treated all-weather wood or synthetic wood, and whether an engineer was contacted. Do the pilings need to be replaced?
- Replacement of broken Comcast and electric boxes.
- Fire hydrants and how often they are purged.
- Tree on Fireside Drive that has a split on the trunk. Tree Tech will be notified.
- Pressure washing of the boardwalk.

All business being completed, the meeting was adjourned at 7:45 p.m.

The officers for 2026-2027 are:

President – Ernie Dukes
Vice-President – John Brownlee
Treasurer – David Smith
Secretary – Christina Giles-Kingsbury
Director – Neil Ferslew
Director – John Anderson

David Smith 11/12/26