

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
July 15, 2019**

**Minutes**

**CALL TO ORDER**

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:34 pm by Robert Sevestre, President. Board members present were Robert Sevestre, Bill Kurtz and Larry Moorman. Nancy McKenzie from First Coast Association Management and one owner were also present. A quorum of the Board was verified.

Bob Sevestre informed those present that he had been elected to the CDD as a supervisor and his first project was repaving the streets within the community. He noted that turning the streets over the county had been previously researched but the county did not seem interested and the cost was prohibitive. He stated that due to time constraints, he will need to resign from the HOA Board but would try to stay on until someone else was appointed.

**REVIEW OF UNAPPROVED MEETING MINUTES**

Minutes from the regular meeting of the Board held May 20, 2019 were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Moorman/Kurtz)

**FINANCIAL STATEMENT REVIEW**

Nancy presented the financial report for the period ending June 30, 2019. The Association ended the period with an operating balance of \$178,165.93, year to date operating income of \$506,190.66 and year to date operating expense of \$489,003.89. Accounts receivables for both cable/internet and Association fees totaled \$21,692.59. Following review a motion was made, seconded and passed to approve the financial report as presented. (Sevestre/Kurtz)

**COMMITTEE REPORTS**

**Architectural Review Committee**

Nancy advised that a report of all applications that had been reviewed by the committee from June and July was included in the Board packet. Nancy advised the Board that long-time member of the ARC, Rick Egger, resigned from the committee due to obtaining a VP position with a firm in south Florida.

**Covenant Enforcement Committee**

Nancy provided the Board with the most recent violation report and reported that the committee was meeting regularly and holding hearings as necessary and advised that the next property inspection would be held this Wednesday, July 17. Discussion was held regarding a tree trunk that has been left at the curb. Nancy advised that she would schedule them for the next Covenant Enforcement Hearing and send a Notice to Enter to hire a contractor to remove the tree trunk and charge the cost back to the owner.

Discussion was also held regarding 923 Brookhaven Drive and the multiple violations on the property. Nancy advised that the owner had already been fined \$2,000 for the lack of grass in the lawn and for a stack of pavers in the back yard. She advised that two letters has been sent to the owner in addition to the violation letters. A letter from the owner was received and Nancy reviewed the letter with the Board. Following review, Bill Kurtz asked if the owner was current with their HOA fees and what her payment history had been. Nancy said she would send a financial history to the Board. Bob Sevestre requested that a letter be sent to the owner requiring her to appear at the next Board meeting to discuss the issues, otherwise, the Board would authorize proceeding with foreclosure action.

### **UNFINISHED BUSINESS**

#### **Consideration of Expanded and Updated Exterior Paint Color Palette**

Cathy Thompson, a member of the Architectural Review Committee was present at the meeting and provided the Board with five posters containing the paint colors for proposed new colors. She noted that the committee tended to stay away from the very bold colors and some of the currently approved colors were being deleted from the new color palette. She provided the Board with some pictures showing how some of the colors could be used together such a pale pink door with a gray home. Following review, a motion was made, seconded and passed to approve the palette as submitted (Kurtz/Moorman).

### **MISCELLANEOUS DISCUSSION**

Bob Sevestre noted that the CDD was discussing a potential new bond and encouraged everyone to attend the next CDD meeting.

### **ADJOURNMENT**

With no further business to come before the Board the meeting was adjourned at 7:35 p.m. (Sevestre/Moorman)