

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
September 16, 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, Patty Ernst, Bill Kurtz, Larry Moorman and Rob Patterson. Alice Hubbard from First Coast Association Management and a few homeowners were also present. A quorum of the Board was verified.

**REVIEW OF UNAPPROVED MEETING MINUTES**

Minutes from the regular meeting of the Board held July 15, 2019 were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Kurtz/Sevestre)

**FINANCIAL STATEMENT REVIEW**

Alice presented the financial report for the period ending August 31, 2019. The Association ended the period with an operating balance of \$178,789.08, year to date operating income of \$678,368.95 and year to date operating expense of \$663,264.56. Accounts receivables for both cable/internet and Association fees totaled \$29,444.37. Following review a motion was made, seconded and passed to approve the financial report as presented. (Kurtz/ Patterson)

Alice reviewed with the Board the status of accounts with delinquencies greater than \$1,000 and noted there were three accounts with violation fines in which a lien would be filed in accordance with the Board policy on collections.

**COMMITTEE REPORTS**

**Architectural Review Committee**

Alice advised that a report of all applications that had been reviewed by the committee from August and September was included in the Board packet.

**Covenant Enforcement Committee**

Alice 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 Thursday, September 17.

**UNFINISHED BUSINESS**

**923 Brookhaven – Lawn Violation**

Discussion was held regarding 923 Brookhaven Drive regarding the continued lack of maintenance of the property. Alice advised the Board that she had sent a letter to the owner asking her to appear at this meeting to address the Board but the owner had called and said she was unable to attend. The adjacent neighbors of 923 Brookhaven

and the CEC Chairman were present at the meeting to implore the Board to take whatever action they could to address the on-going violations. Following discussion, a motion was made, seconded and passed to send the owner a 72 hour notice that cable/internet service would be suspended due to her violations and continued noncompliance with the governing documents. (Kurtz/Morman) the Board further advised Alice to proceed with having a lien filed on the account for the violation fines.

## **NEW BUSINESS**

### **2064 Glenfield Crossing – Artificial Turf Variance Request**

The owner of 2064 Glenfield Crossing was present at the meeting and addressed the Board regarding his request to install artificial turf in his back yard due to erosion issues caused by his dogs running ruts around the property. He advised that he has tried every other alternative imaginable to include re-filling the ruts, putting down bark and rocks, etc. but was unable to fix the issue. He provided a sample of the turf he wished to install. Following discussion a motion was made, seconded and passed to grant the variance request as submitted contingent on the owner submitting a request to the Architectural Review Committee to remove his existing fence and installing a 6' tan vinyl fence subject to neighbors not having a fence of a different style. Once the privacy fence is installed, then the owner may proceed with the artificial turf. (Kurtz/Patterson)

### **Consideration of Expanding Restrictions on Political Signage**

Alice provided the Board with a copy of the political signage policy that was adopted in 2012 and advised the Board that some political flags had been seen in the community and asked the Board if they wanted to expand the existing policy to include flags and any other advertisements. Following discussion, the Board suggested changes to the policy. Alice will provide a draft of the revised policy for Board review.

### **Plan for Annual and Budget Meeting (November 18<sup>th</sup>)**

Alice provided a draft of the proposed 2020 budget and supporting assumptions. She advised that the only increase was the Comcast 5% contractual increase. She stated that the budget and annual meeting were scheduled for November 18, the budget meeting would be held at 6:30 p.m. immediately prior to the annual meeting. At 7:00.

## **ADJOURNMENT**

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