

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 20, 2020**

Minutes

CALL TO ORDER

The St. Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:30 pm by Alice Hubbard, Association Manager. Board members present were Rob Patterson, Ryan Clark, and Matt Hulsey. Alice Hubbard from First Coast Association Management and two homeowners were also present. A quorum of the Board was verified.

REVIEW OF UNAPPROVED MEETING MINUTES

Minutes from the regular meeting and the organizational meeting of the Board held November 18, 2019 were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Patterson/Clark)

FINANCIAL STATEMENT REVIEW

Alice presented the financial report for the period ending December 31, 2019. The Association ended the period with an operating balance of \$177,115.04, year to date operating income of \$1,020,755.62 and year to date operating expense of \$1,011,026.51. Accounts receivables for both cable/internet and Association fees totaled \$29,467.63. Following review, a motion was made, seconded and passed to approve the financial report as presented. (Hulsey/Clark)

Alice reviewed with the Board the status of accounts with delinquencies greater than \$1,000 and noted that collections were proceeding in accordance with the Board policy on collections.

COMMITTEE REPORTS

Architectural Review Committee

Alice advised the Board that an updated report for all applications processed for the past couple of months was included in the Board packet. She advised that there were two new volunteers to serve on the committee. The Board reviewed the proposed roster and noted that per the guidelines the committee was to be composed of an odd number of members. Alice advised that one member would be added as an alternate so the committee would then be 5 members. A motion was made, seconded and passed to appoint the new volunteers to the committee. (Hulsey/Clark)

Covenant Enforcement Committee

Alice referred the Board to the violation report included in the Board packet and advised that there were two new volunteers to serve on the CEC as well. Following review of the proposed roster, a motion was made, seconded and passed to appoint the two new volunteers to the committee. (Hulsey/Clark)

UNFINISHED BUSINESS

None

NEW BUSINESS

Comcast Contract Review

Alice provided the Board with the Bulk Cable/Internet agreement for review in regards to the association being able to suspend service for delinquent owners. She noted that she had contacted the Association's attorney to obtain an estimate of the cost involved in having the attorney review the contract and provide an opinion as to the likelihood of the Association's ability to have Comcast comply with requests for service termination. The attorney indicated it would be around \$2,000 to \$3,000. Following consideration, the Board determined not to move forward but to table and discuss again at the next Board meeting.

HOMEOWNER COMMENTS

The Board held discussion with the owners present and discussed the on-going unresolved violations at 923 Brookhaven. Having exhausted the recourse available through the covenant enforcement procedure and fining process, a motion was made, seconded, and passed to engage an attorney to send a letter to the owner requesting their immediate compliance without which the Association will move forward with legal action.

ADJOURNMENT

With no further business to come before the Board the meeting was adjourned at 7:00 p.m. (Hulsey/Clark)