

**ST. JOHNS GOLF AND COUNTRY CLUB  
COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
June 1, 2020**

**Minutes**

**CALL TO ORDER**

The St. Johns Golf and Country Club Community Association Board of Directors meeting was held via a conference call and was called to order at 6:00 pm by Alice Hubbard, Association Manager. Board members present were Bill Kurtz -- Vice President, Ryan Clark -- Treasurer, Matt Hulsey -- Secretary and Kenneth Johnson -- Director. Alice Hubbard from First Coast Association Management as 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 January 20, 2020 were reviewed following which, a motion was made, seconded and passed to approve the minutes as recorded. (Kurtz/Clark)

**FINANCIAL STATEMENT REVIEW**

Alice presented the financial report for the period ending April 30, 2020. The Association ended the period with an operating balance of \$230,416.32, year to date operating income of \$351,999.25 and year to date operating expense of \$349,314.64. Accounts receivables for both cable/internet and Association fees totaled \$51,409.34. Following review, a motion was made, seconded and passed to approve the financial report as presented. (Clark/Hulsey)

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. She brought the matter of 873 Eagle Point Drive to the Board's attention for discussion. The account was fined for not submitting and architectural application prior to painting and when they did submit, the ARC required modifications be made to the trim paint which have not been done. A letter was mailed to the owners in on May 5 advising the fine would be reversed if the modifications to the paint were made. There has been no response. Following discussion, a motion was made, seconded and passed to have an attorney send the owners a letter. (Clark/Hulsey)

**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 the committee had been meeting via phone conference but would meet in person in June.

**Covenant Enforcement Committee**

Alice referred the Board to the violation report included in the Board packet. She noted that due to the pandemic, hearings had not been being held but there were some scheduled for the June meeting. Matt advised that the CEC would be holding the June

meeting at the St. Johns Forest clubhouse as the CDD had not yet opened the meeting room at SJG&CC.

## **UNFINISHED BUSINESS**

### **923 Brookhaven Violations**

Alice advised the Board that correspondence from the owner was in the Board packet and that though the owner was trying to correct violations, she was not paying her HOA assessments and recommended that Foreclosure action be taken once the moratorium had been lifted.

## **NEW BUSINESS**

### **Discussion of Cable/Internet**

The Board having discussed the Bulk Cable/Internet agreement as it pertains to the association being able to suspend service for delinquent owners at the last meeting and no decision having been made, the Board took up the discussion again. Following discussion, the Board determined that it would not be advantageous to the association to proceed with any legal proceedings against Comcast since the current rate of delinquent accounts would not justify the expense.

## **GENERAL DISCUSSION**

Ryan Clark commented on the annual Audit Report. He also commented on the general reserve account balance and stated that the Board may want to consider issuing a credit on the 4<sup>th</sup> quarter assessment as a rebate to members as these funds are not currently needed for operating.

## **ADJOURNMENT**

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