

Eagle Creek of St. Augustine Homeowners Association, Inc.

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MEETING MINUTES July 21, 2015 @ 6:30pm

1. **Establish a quorum/Call to Order** - Board members present: Rob Hamlett, Michelle Sellers; Donna Canning and John Amun . A quorum was established and Board President Rob Hamlett called the meeting to order at 6:30PM. Also present, Penny Chamberlain with Sovereign & Jacobs.
2. **Confirmation of proper Meeting notice** - Proper notice was posted per Florida Statutes and the Association Bylaws.
3. **Approval of Minutes - MOTION** was made by Michelle Sellers, seconded by Donna Canning to approve the May 19, 2015 Board of Directors Meeting Minutes. All ayes motion carried.
4. **Officer Reports:**
President's Report – President had no report at this time.
Treasurer's Report – Michelle Sellers gave a brief report. Current Operating Account balance \$76,000, current Reserve balance is \$40,000+. A/R balance is \$15,556.
5. **Unfinished Business**
 - A. **St. Johns County Utility Area**- The board agreed to table this item to poll the homeowners regarding overall agreement of the Association obtaining the property. Letter will be sent to community (Michele Arreguin) will locate letter written by Bruce Simonds (previous property manager) and send to Rob Hamlett for review before sending out.
 - B. **Pool House Electrical Room Ventilation** – Tim was not in attendance to present estimate; however, two more proposals will be obtained from other vendors for humidity and heat control. Post at pool pavilion is rotting and estimates are needed to repair. Ladies bathroom door will not close and must be repaired. Gutters need to be cleaned, springs on gates and rods on fans are rusted and need to be replaced/cleaned. Michele Arreguin will check roofs on next inspection for trees growing and gutters filled with leaves.
 - C. **Legal Issues with Violations** – Michele Arreguin will proceed with action in previous email regarding 741 Palm Hammock. Mr. Booher presented a list of violations with questions regarding same. Request to have Officer Mike Smith check on Mr. Booker's neighbor. Mr. Booher was given Mike Smith's phone number.
6. **New Business**
 - A. **MOTION** was made by Rob Hamlett, seconded by Michelle Sellers to approve three new ACC Members, Barbara Howe, Carol Glovak and Mike Bleacher. All ayes motion carried.
 - B. **MOTION** was made by Rob Hamlett, seconded by Michelle Sellers to renew Aquatic System's contract. All ayes motion carried.
 - C. **Cutting Along Marsh Area Discussion.** Michelle Sellers would like to walk with Jim Stege (homeowner) and Christine Wetzel (SJRWMD) for view of areas to be trimmed. Michele Arreguin will arrange walk-thru.

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7. Other Business to come before the Board.

Homeowner, Judy Campbell, presented an information package for roof replacement. She would like to do roof repairs in quantity so any interested neighbors could possibly get discounts. Information and Judy's contact information will be included in the newsletter.

Status of Reserve Study – 2016 Budget

Board fence at end of 1st pond (by pool) close to drainage ditch, needs boards replaced.

Beds around 2nd pond need new mulch.

Ant mounds need to be checked at 2nd pond, treatment didn't work.

Caps at entrance sign need to be replaced. Barbara bought some that can be used. Michelle Sellers will pick up entrance caps and install.

Ashley had a general complaint about the landscape group; blowing all debris into storm sewer. Wants to bid out landscaping; Michelle Sellers will contact Michele Arreguin to discuss.

Obtain three estimates to replace community fence along Island Landing at Intercoastal and Palm Hammock. Send letter to owners regarding cutting back landscaping from fence at these locations.

8. Meeting was adjourned at 7:30 p.m. Next meeting date September 15, 2015 at 6:30PM.