

Eagle Creek of St. Augustine Homeowners Association, Inc.

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MEETING MINUTES

September 15, 2015 @ 6:30PM

- 1. Establish a quorum/Call to Order** - Board members present: Rob Hamlett, Michelle Sellers, Tim Wood and John Amun. A quorum was established and Board President Rob Hamlett called the meeting to order at 6:30PM. Also present, Michele Arreguin 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 John Amun, seconded by Michelle Sellers to approve the July 21, 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 \$79,362.46, current Reserve balance is \$45,217.67. Delinquent owners balance is \$19,131.56.
- 5. Unfinished Business**
 - A. St. Johns County Utility Area**- The board approved a letter to be sent to the owners to poll strictly on yes or no if they would like to see the association move forward with trying to obtain the area. Management will send the poll with the budget mailing and include a returned stamped envelope.
 - B. Pool House Electrical Room Ventilation** – Tabled to the next meeting. No quotes were submitted for review.
 - C. Legal Issues with Violations** – Michele Arreguin gave an update on the legal case regarding the violation at 741 Palm Hammock.
- 6. New Business**
 - A. Covenant Enforcement Hearing Committee** - No motions made. This will be tabled to the next meeting.
 - B. Budget & Annual Meetings** – The board approved the notices to be sent on October 30th for the Budget meeting and Annual Members meeting.
 - C. Fence repair/replacement along Island Landing** – Management had a quote for the board to review for replacement or repair of the existing stretches of association fencing on Island Landing. The board discussed other options for fencing and requested management to get another quote for tan vinyl fencing.
 - D. Marsh Trimming** - Michelle Sellers and Michele Arreguin met with the County on property to discuss the associations ability to cut back some of the marsh areas. The County supplied the association with maps addressing locations that can be trimmed down. It was strongly suggested that landscaping not be totally cut down on the banks to avoid possible erosion. Michele Arreguin will contact Palm Trimmers to obtain a quote for the possible work.

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E. ACC Request Form – Management submitted a revised form for the board to review. All agreed to move forward with the new form. Michelle Sellers will have the new form posted to the website.

F. Review ACC Guidelines – The new ACC is reviewing the existing guidelines and will be submitting some suggested updates/changes for the board to review.

7. Other Business to come before the Board.

Community Yard Sale – October 3rd.

Community Christmas Light Contest – Need 3 – 5 people for the committee to judge on December 19th. Prizes to be \$75 (1st place), \$50 (2nd place) and \$25 (3rd place).

Management will get prices for signs for the yards.

Guard House needs pressure washing.

8. Meeting was adjourned at 7:30PM. Next meeting date November 17, 2015 at 6:30PM.

Respectfully submitted,
Michele Arreguin, LCAM