

Eagle Creek of St. Augustine Homeowners Association, Inc.

MEETING MINUTES

August 16, 2016 @ 6:30PM

1. **Establish a quorum/Call to Order** - Board members present: John Amun, Jon Berthiaume, Rob Hamlett, Steven Sheremeta and Tim Wood. A quorum was established and Board President Rob Hamlett called the meeting to order at 6:37PM. 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 Jon Berthiaume to approve the June 21, 2016 Board Meeting Minutes. All ayes motion carried.
4. **Officer Reports:**
 - A. **President's Report** – President Rob Hamlett had no new to report.
 - B. **Treasurer's Report** – Steven Sheremeta gave a brief financial report. Current Operating Account balance \$102,022, current Reserve balance is \$48,480. Budget surplus currently \$2,497.08. Delinquent owners balance is \$13,681.18.
5. **ACC Report** – The board received a brief summary from Shelia on the last meeting. (Attached) Next meeting is September 10th.
6. **Managers' Report**
 - A. Work order report included in board packets. New work orders requested:
 1. Fan in guardhouse not working.
 2. Change (1) light bulb in pool fence lights to a LED to try.
 3. Contact Pop-A-Lock to change pool room locks and guardhouse lock.
 - B. Current violation report included in board packets.
 - C. Michele submitted quotes to the board for the deteriorating chain link fence around the pond at Marsh Island. Steven contacted Hardwick and asked them to rebid for just the two ends of the pond as the rest of the existing fences will be repaired by Hardwick.
7. **Unfinished Business**
 - A. **St. Johns County Utility Area-**
Notice sent to all homeowners regarding Special Meeting on September 14, 2016 to approve a loan purchase.
 - B. **Money Market Account** - Since the last meeting the new Money Market account has been set up with the \$40,000.
8. **New Business**
 - A. **Front Entry/Fountain** – Steven would like the proposals submitted by Beyond Pavers and Fisher Concrete to be more detailed to follow the RFP. Enhance Companies did not submit a proposal and Steven asked that Michele forward a copy of the RFP to A to Z Construction. Board requested Michele obtain a quote to paint the entrance fountain wall and lettering as a temporary repair before the entry renovation.
 - B. **HOA Legal Representation – MOTION** made by Tim Wood, seconded by Rob Hamlett to retain Michael McCabe for legal representation. All ayes motion carried.
 - C. **New Fence Paint Quote** – no quotes have been received to date.
 - D. **New Community Bulletin Board** – Current notice board at entrance will be upgraded.
9. **Other Business to come before the Board.** No other business to come before the board.
10. Meeting was adjourned at 7:32PM. Next meeting date October 19, 2016.

Respectfully submitted,
Michele Arreguin, LCAM