

# **Eagle Creek of St. Augustine Homeowners Association, Inc.**

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APPROVED 04.20.16

## **MEETING MINUTES**

January 19, 2016 @ 6:30PM

- 1. Establish a quorum/Call to Order** - Board members present: John Amun, Jon Berthiaume, Rob Hamlett, and Steven Sheremeta. 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 Steven Sheremeta, seconded by Rob Hamlett to approve the September 15, 2015 Board Meeting Minutes, November 17, 2015 Budget Meeting Minutes and November 17, 2015 Organization Meeting Minutes. All ayes motion carried.
- 4. Officer Reports:**
  - President's Report** – President had no report at this time.
  - Treasurer's Report** – Steven Sheremeta gave a brief financial report. Current Operating Account balance \$88,025, current Reserve balance is \$50,380. Delinquent owners balance is \$22,362
- 5. ACC Report** – Michael Bleacher gave his report on activity of the architectural control committee.
- 6. Unfinished Business**
  - A. St. Johns County Utility Area**- The board agreed to obtain additional information on a possible price for the land. Steven Sheremeta suggested finding out the cost of taxes since the date the property was given back to the County.
  - B. Pool House Electrical Room Ventilation** – The board reviewed the quote for ventilation and agreed to obtain a quote for installing A/C for comparison.
  - C. Legal Issues with Violations** – Michele Arreguin did not have an update from legal on the cases at this time.
- 7. New Business**
  - A. MOTION** was made by Rob Hamlett, seconded by Jon Berthiaume to approve Mary Draper as the new ACC member. All ayes motion carried. -
  - B. Maintenance and repair to common areas** – The board discussed setting a priority list of maintenance and repairs that need to be completed and possible updates during the repairs. Items included:
    - a. Pressure washing the pool house and playground areas.
    - b. Pool house roof replacement.
    - c. Hardie board siding for the pool house.
    - d. Gutter replacement.
    - e. Maintenance to the waterfall lettering and fountain at entrance.
    - f. Common area fence replacement.
    - g. Trimming the tree on Guava.
  - C. MOTION** made by Steven Sheremeta, seconded by Rob Hamlett to approve landscape quotes from Yellowstone (Austin Outdoor) for a total of \$3,053.41.

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**D. Reserve Study – MOTION** made by Steven Sheremeta, seconded by Rob Hamlett to not do a reserve study at this time. Some quotes will be obtained over the next couple of months for replacement of the reserve items so the board may compare the cost to what is currently in the reserve account.

**8. Other Business to come before the Board.**

- Security issues were addressed. The question was raised regarding lighting on Brazil.
- Several thefts and breaks ins have been reported in the community and a discussion was raised on putting cameras at the entrance to the community.

**9. Meeting was adjourned at 7:52PM. Next meeting date March 15, 2016 at 6:30PM.**

Respectfully submitted,  
Michele Arreguin, LCAM