

Eagle Creek of St. Augustine Homeowners Association, Inc.

DRAFT

2017 OPERATING BUDGET MEETING MINUTES

Tuesday, November 29, 2016 @ 6:30PM

Establish a quorum/Call to Order - Board members present: John Amun, Rob Hamlett, Steven Sheremeta and Tim Wood. A quorum was established and Board President Rob Hamlett called the meeting to order at 6:37PM. Penny Chamberlain with Sovereign & Jacobs was present along with several homeowners.

Confirmation of proper Meeting notice was provided with an affidavit of mailing. The notice was mailed to the Owners 14 days in advance and posted per Florida Statutes and the Association Bylaws.

Prior to discussing and approving the 2017 Operating Budget the Board had to decide on the loan term and interest rate for the County land purchase.

Steven Sheremeta made a motion to obtain the loan with a 5 year fixed rate loan at 5.00% interest rate with a monthly payment and interest payment in the amount of \$1,078. Tim Wood seconded the motion and with all in favor, the motion carried.

Steven Sheremeta made a motion to approve the 2017 Operating Budget as presented with the 5 year loan term. Tim Wood seconded the motion and with all in favor, the motion carried.

Property Maintenance Process was discussed. The standard process will be for Penny Chamberlain, Manager to inspect the community and send the violation letters. At month end she will forward a report to the Board.

Discussion took place regarding the front entrance, guard house and fountain. The infrastructure committee will make recommendations that may include demolishing the guard house and fountain and replacing them with a landscaped island.

Village Academy Daycare parking on Island Landing Drive was discussed. Mike Smith of the St. Johns County Sheriff's office is patrolling the area. Writing a letter to the owner of Village Academy was suggested.

Keeping the website updated was discussed. The meeting dates of the Board and the Architectural Control Committee will be placed on the website along with minutes from the meetings and Association forms.

With no further business to discuss, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,
Penny Chamberlain, LCAM