

**Fairfield Ponte Vedra Association, Inc.**  
**Regular Board of Directors Meeting**  
**November 16, 2011**

Brian Mickley called the meeting to order at 7:01 pm. The meeting took place at the Fairfield Clubhouse.

The following Officers and Directors were in attendance:

|                |                 |
|----------------|-----------------|
| President      | Brian Mickley   |
| Vice President | Bill Tunstall   |
| Treasurer      | Peter Greene    |
| Secretary      | Phil Smith      |
| Director       | Lois Remolde    |
| Director       | Barbara Ames    |
| Director       | Gigi Longhini   |
| Director       | John Bates      |
| Director       | Bill Westington |

The following Officers and Directors were absent:

|          |                |
|----------|----------------|
| Director | George Ely     |
| Director | Joe Mitchell   |
| Director | Geoffrey Black |

Shelby Hansen, Community Association Manager, was present from Signature Realty and Management. George Meyer, Gigi Pelletier and Ron Gray were present representing several Fairfield committees. Several homeowners were present.

The meeting was properly noticed. The minutes from the Board of Directors meeting, held on October 19th 2011, were previously emailed to all of the members of the Board for review prior to this meeting. Peter Greene motioned to approve the minutes. Phil Smith seconded the motion. The motion passed.

**Proposed Fines**

Bill Tunstall motioned to fine AP2C-05 \$100 for parking violations. Phil Smith seconded. The motion passed unanimously.

Bill Tunstall motioned to fine AP2C-34 \$50 for parking violations. Phil Smith seconded. The motion passed unanimously.

Bill Tunstall motioned to fine GE-11 \$150 for parking violations. Phil Smith seconded. The motion passed unanimously. A homeowner was present from GE-11 and requested a waiver of fine for parking in the street overnight. Discussion ensued. Bill Tunstall motioned to fine GE-11. Phil Smith seconded. Those in favor to fine were; Bill Tunstall, Phil Smith, Barbara Ames and Lois Remolde. All not in favor were Peter Greene, Gigi Longhini, and John Bates. Brian Mickley and Bill Westington recused themselves from voting. Motion carries. Gigi Pelletier informed the owners of GE-11 that they can still go to the Grievance Committee.

Bill Tunstall motioned to fine AP3-19 \$50 for parking violations. Phil Smith seconded. The motion passed unanimously.

The owner of AP2D-67 was present and requested consideration of changes to Fairfield Operating Rule 1.3 "Exercise Room – Guests". This request comes after a violation letter was received by the homeowner concerning his guest in violation of the frequency of use.

Bill Tunstall motioned to fine the owner of AP2D-67 \$100 for bringing in a guest more than 1 time per month, in violation of Operating Rule 1.3 for the second violation. Barbara Ames seconded. The motion passed unanimously.

Bill Tunstall motioned to suspend the use rights of AP2D-67 for 30 days to the exercise room amenity. Peter Greene seconded. All were in favor.

Phil Smith motioned to fine AP2C-05 in the amount of \$100 for allowing her dog to run loose off the leash for the second time. Peter Greene seconded. All were in favor.

### **Treasurer's Report:**

Peter Greene, Treasurer was present and had previously emailed out a financial report. Phil Smith motioned to accept the financials. Gigi Loghini seconded, the motion passed.

### **Committee Reports:**

#### **Security Committee:**

Bill Tunstall took the floor. Overnight parking fines are exhausting the Security and Grievance committee. It does not seem to be working. Owners are not paying their fines. Bill Tunstall is open to towing. The committee will come up with towing recommendations for changes to the Operating Rules and then consult with an attorney for January's meeting. Also to be noted that the use rights for non payment remain in tact. Anyone who fails to make a payment for fines will have their amenity privileges revoked and access cards will be shut off.

### **Architectural Review Committee:**

George Ely was absent. Shelby Hansen, Fairfield's Community Association Manager was present and took the floor. Mrs. Hansen mailed out a letter by certified return receipt to an owner on Gardenia Ave. At the last Board meeting the Directors voted to allow a revocable permit to encroach. Since then the owner submitted the form but it did not have a notary affixed to it. It was re-mailed back to the owner and still has not been returned with the proper signatures and notary stamp. A certified letter will be mailed requesting the document to be completed in full with a notary.

### **Lakes Committee:**

George Meyer with the lakes committee took the floor. A lake bank erosion committee will be set up to prepare a recommendation to resolve the lake bank erosion.

### **Irrigation Committee:**

George Meyer with the Irrigation committee was present. Fairfield may need to install two back up wells to handle the bryozoan infestation currently causing damages to the current pumps. This would be an estimated cost of \$50,000. Mr. Meyer is going to fly an expert in from Ohio to determine if there is any other way to keep the animals out of the current equipment. Currently there are only a few experts in this type expert field in the entire country.

### **Facilities Committee:**

George Meyer was present from facilities committee. Mr. Meyer had new lights installed at the clubhouse. Also he is seeking to replace the EXIT signs that were removed during the renovation in the clubhouse and replace the battery back up lights that are inoperative to remain compliant with the fire code.

### **Landscaping Committee:**

Joe Mitchell was absent but relayed a message of updates through Mr. Bill Tunstall. Mr. Tunstall noted that a homeowner called to complain about a down tree in the wooded area behind the owner's house. After some research and investigation by George Meyer, the tree was determined to be on the owner's property and therefore was the homeowner's responsibility after all. Also noteworthy, new flowers were planted at the entrance of Fairfield.

**Property Manager's Report:**

Shelby Hansen was present from Signature Realty and Management. Mrs. Hansen has previously emailed out a report for the Board's review.

Bill Tunstall motioned to place a temporary stay of foreclosure on CA-503 pending the outcome of rents collected from the tenants who reside in the house. Peter Green seconded. The motion passed.

Peter Greene motioned to approve Shelby Hansen's report. John Bates seconded. The motion passed unanimously.

**Old Business:**

Palm Valley Gardens has filed for a permanent special use permit with St. John's County due to their temporary special use permit expiring. Mr. George Meyer is proposing to draft a letter and to have the President of Fairfield sign it. The letter will note the Board's opposition to granting a permanent special use permit. Disturbances including excessive noise off Egret's Walk/Pink Ibis and traffic flow problems off 210 happen on a regular basis which affects the homeowners who reside in Fairfield's quality of life and peaceful enjoyment.

Bill Tunstall motioned to write a letter to oppose Palm Valley Gardens from obtaining a permanent special use permit. John Bates seconded the motion passed unanimously.

**New Business:**

Nothing to discuss.

**Adjournment:**

Bill Tunstall motioned to adjourn. Phil Smith seconded. All were in favor. The meeting adjourned at 8:10PM.