

--MINUTES--
Fairfield Ponte Vedra Association, Inc.
Regular Board of Directors Meeting
Sept. 21, 2011
Fairfield Clubhouse, 50 Fairfield Blvd.
Ponte Vedra Beach, Florida

Present: Brian Mickley, presiding, and Directors Barbara Ames, Lois Remolde, George Ely, Geoffrey Black, John Bates, Joseph Mitchell, Phillip Smith and Bill Westington; and Madeline Hopson, recording secretary. Absent: Directors Bill Tunstall and Peter Greene, and Property Manager Shelby Hansen

Roll Call and Certifying of Quorum: Brian Mickley noted a quorum and called the meeting to order at 7 p.m. It was announced Bill Tunstall and Peter Greene were out-of-town. Homeowners were then recognized and given the opportunity to present any issue for Board attention.

Reading/Disposal of Unapproved Minutes: The President called for a motion to approve the Aug. 17, 2011 Regular Board of Directors Meeting. Lois Remolde so moved. Geoffrey Black seconded the motion and it was unanimously accepted.

Access Card/Amenity Privilege Revocation: No discussion.

Proposed Fines: The Board reviewed the Grievance Committee handout showing three violations related to parking. **It was noted a correction and letter of apology is due the Lendry's at 209 Pink Ibis Court since a violation was sent to them in error. The property manager will resend the violation to the proper party. A call was then made for motions to approve the parking violations and/or fines below.**

[AP2B-119] Fine _____ \$50. **Lois Remolde so moved. George Ely seconded and the motion was unanimously accepted.**

[AP2A-138] Fine _____ \$50. **Lois Remolde so moved. George Ely seconded and the motion was unanimously accepted.**

[API-17] Fine _____ \$50. **Phillip Smith so moved. George Ely seconded and the motion was unanimously accepted.**

Azalea Estates: Joe Mitchell reported tree debris at the building sites has been removed. Modifications to the drainage maps have been made to keep vegetation at the property lines. Work is ongoing to widen the lake and road-building is underway.

Budget: The President referred the Board to the Budget Summary provided and called for any questions. He noted **the 2012 Proposed Budget will be handled at the October Board of Directors Meeting.** Board members who have questions for Treasurer Peter Greene or the Finance Committee led by Mr. Meyers should submit these now.

Joe Mitchell remarked a lot has been done with landscaping given the allowed budget and the Board appreciates the work of the Finance Committee and the job they do spending dollars wisely.

Operating Rule Changes: Gigi Pelletier noted minor changes made to the rules have been reviewed by the HOA attorney and the document rules are in accordance with Florida Statutes 720. The project's direction was to implement requests made by the Board and provide clarity and simplification of the rules -- such as those made for the guardhouse regarding issues that were not working for security personnel.

COMMITTEE REPORTS

Finance Committee: The Board was in agreement to accept the Committee's report. Bill Westington so moved. George Ely seconded and the motion was approved.

Irrigation Lakes and Pumps Committee: There were no new issues and there was consensus to accept the report.

Security Committee: No discussion

Roads and Signs Committee: No discussion.

New Addition Committee: No discussion

Facilities Committee: New brooms and hangers were acquired for the tennis courts so that each court has two brooms and two hangers and a squeegee. The landscape service has agreed to give complimentary service for a time to blow leaves and cones off the courts weekly on a Monday-Wednesday or Tuesday-Thursday schedule.

Architectural Review Committee: The committee has reviewed requests for new roofs, painting and a new front door. A new issue is that trash receptacles at one residence are just partially hidden by a barrier fence. The homeowner has been noticed to extend the fence to two sides, and is yet to comply. The ARC contends the homeowner should provide a fence that hides the cans from the front and the side, so the receptacles are not visible from the street. The Board consensus was the homeowner will comply with the ARC request or be fined.

The Board confirmed there were no covenants related to the prohibition of wells. Wells are subject to permits from St. Johns County. It was noted wells must have a filter which keeps discoloration off the house.

George Ely suggested this raises the question if the Association does need rules for wells, considering one well installation has already occurred without ARC approval.

Communications Committee: Volunteers are needed, particularly to do the flyer.

Rules and Regulation Committee: The President noted new volunteers are needed to step forward and assist Gigi Pelletier.

Grievances Committee: Gigi Pelletier presented the Board a revised Property Manager's violation letter for review. The meeting Sept. 26 will largely involve parking violations approved by the Board. It was noted a third letter is only sent after the Board approves the violation fine. The Committee is also considering how to address situations in which "parents" are unaware parking stickers were given to their children or visitors while they were away.

Landscape Committee: Joe Mitchell reported the flowers will be changed once more before the cold weather hits. The committee has driven the property to look for the "worst" places in need of attention. Others are also encouraged to give input on where improvement is needed. Property inspections and improvements are determined in keeping with the best use of "dollars." It appears placement of sod and mulch has resolved a recent homeowner issue with no further complaints on this matter.

Property Manager's Report: The President noted Shelby Hansen provided a report and queried the Board on its review. There was agreement to accept the report as presented.

The President called for an approval of committee reports. Joe Mitchell so moved, to accept all committee reports. John Bates seconded the motion and it was unanimously approved.

OLD BUSINESS

Drop AP2B-088 parking fines (revote from emails for broken down vehicle): A motion was called to drop this fine. George Ely so moved and Phillip Smith seconded. A discussion ensued that homeowners should properly report to the Grievances Committee to provide evidence for fine remedies. It was questioned if a Committee has power to relieve fine(s) previously approved by the Board. The President read procedures allowing homeowners 14 days to request a hearing before the Grievance Committee. **The Board was in agreement homeowners make their appeal to the Committee and Mr. Ely withdrew his motion.** Gigi Pelletier noted she will discuss with Shelby Hansen matters related to towing and new state statutes.

NEW BUSINESS

Smoking at the Pool: The Board noted rules do not prohibit smoking at the pool. It was offered smoking rules are difficult to monitor or enforce, and the Association may be better served by providing butt containers for easy clean-up. **Phillip Smith moved the Board stay with its current procedures for smoking which are in compliance with the Florida Clean Air Act, providing for smoking outdoors and no smoking acceptable indoors. Joe Mitchell seconded the motion and it was approved 8-to-1, with Geoffrey Black dissenting.**

Other/Handout First Southern Bank: Lois Remolde presented Association Banking Services information for Board consideration on behalf of First Southern Bank. Services include free “auto debit” assessment payments and provision for quarterly coupon booklets. The bank also archives software for seven years which keeps recordkeeping long-term which is useful for management transition. Signature Realty has advised the Board can approve changing banking accounts for its Money Market or reserve funds at any time. However, operational accounts should be maintained until the start of the new 2012 budget. **The Board noted this matter is subject to the Treasurer’s review and may be considered at the October meeting with the budget. Ms. Remolde will email First Southern Bank’s proposal to Treasurer Peter Greene.**

Delinquency Report: The Board reviewed the report. Phillip Smith offered matters related to foreclosures are lengthy with adjudication taking 300 days or more. Barbara Ames noted the Association continues to do “services” as activity is shown for one property Sept. 16. **Phillip Smith moved to accept payment plan on CC-18 and George Ely seconded the motion. It was suggested the Board enter all items for discussion at its next meeting, and Mr. Smith withdrew his motion. The Board noted “going forward” Shelby Hansen will provide updates on matters related to delinquencies.**

ADJOURNMENT

Phillip Smith moved to adjourn the meeting at 8:07 p.m. George Ely seconded the motion and it was unanimously approved.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Regular Meeting of the Board of Directors held Wednesday, Sept. 21, 2011.

**Signed,
Fairfield, Secretary**

Approved: _____ (Date) Initiated _____ (By)