

Fairfield Ponte Vedra Association, Inc.
Regular Board of Directors Meeting
May 18, 2011

Brian Mickley called the meeting to order at 7:00 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
Director	Gigi Longhini
Director	John Bates
Director	Bill Westington
Director	Barbara Ames
Director	Lois Remolde
Director	Joseph Mitchell
Director	Geoffrey Black
Director	Phil Smith

Shelby Hansen, Community Association Manager, was present from Signature Realty and Management. George Meyer and Ron Gray representing several Fairfield Committees were present. Marcus Cuevas who resides in Fairfield was also present. Michael Mahaffy and Ben Bishop with Azalea Estates development were present.

Michael Mahaffy and Ben Bishop with Azalea Estates took the floor. Mr. Mahaffy and Mr. Bishop were the financial lenders for the original developer. Since they have taken over the project several design flaws were discovered including bulk heads and topsoil erosion. The new engineering plans are in the final stages of being approved / finalized with the St. Johns County permitting department. The original road way plans did not need to be changed and the original permits remain in approval status. The roads are set to begin approximately by June 1, 2011. Previously, the Fairfield Board of Directors sent a letter itemizing issues needed to be looked at by the developer and since then it been resolved. The two most important issues were a performance bond and insurance.

The meeting was properly noticed. The minutes from the Board of Directors meeting, held on Wednesday April 20th 2011, were previously emailed to all of the members of the Board for review prior to this meeting. Bill Tunstall motioned to approve the minutes. Peter Greene seconded the motion. The motion passed.

Treasurer's Report:

Peter Greene, Treasurer was present and had previously emailed out his report. Bill Tunstall motioned to accept the financials. Gigi Longhini seconded, the motion passed.

Committee Reports:

Pumps:

George Meyer was present and took the floor. There was an emergency wash out that occurred at the pump house. Mr. Meyer drove back from his vacation to over see its repair. It is now working.

Security Committee:

Bill Tunstall has taken the place of Dick Brand on the Security Committee. Currently the back gate is causing Mr. Tunstall to spend several hours a day going over video of homeowners who violate Operating Rules. Often in the evening hours, residents allow non resident through by walking over the back gate and placing their access cards on the readers and letting their guests enter the property. Another violation of access card use is observed when they allow non residents to tailgate behind the resident's vehicle to enter the property. Mr. Tunstall believes that shutting down the back gate early could help prevent the Security Committee from spending so much time on one issue. Phil Smith believes the Board should table the issue for one month.

Bill Tunstall motioned to close the back gate at 8pm. Joe Mitchell seconded. Bill Westington was in favor. Those not in favor; John Bates, Lois Remolde, Brian Mickley, Gigi Longhini, Peter Greene, Barbara Ames, Geoff Black and Phil Smith. The motion does not carry.

Landscaping:

Joe Mitchell was present from the Landscaping Committee. Sod replacement has again been delayed. This time the lack of rain and the lake depletion is why the delay has occurred.

Property Manager's Report:

Shelby Hansen previously emailed out a management report.

Bill Tunstall motioned to proceed with the foreclosure on CT-06. Phil Smith seconded. The motion passed unanimously.

Old Business:

None

New Business:

None

Adjournment:

Bill Tunstall motioned to adjourn. Phil Smith seconded. All were in favor. The meeting adjourned at 8:04PM.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Regular Meeting of the Board of Directors held on Wednesday, May 18, 2011.

Signed,
Fairfield, Secretary

Approved _____ (Date) Initialed _____ (By)