

FAIRFIELD PONTE VEDRA ASSOCIATION, INC.  
Monthly Committee Reports from George Meyer  
October, 2009

This report is prepared for the Board members. The property manager, with the concurrence of the President of the Board, may distribute it later to the Fairfield Webmaster for sharing with the owners.

The following is an update of activities that have occurred the past month on committees that I have chaired or participated in:

Proposed Addition-Azalea Estates

There has been no contact from the new developer this past month.

Lakes (Stormwater Management).

1. The grout in a drain box on Bouganvilla has been repaired. It was more involved than originally thought as the repair had to be done below the water level, involving plugging the pipe and pumping out the water. This repair has exhausted the remaining budget for Roads, Sidewalks and Entry Walls.

2. The “blowout” on the condo lake from an irrigation line that was repaired a few months ago appears to still have an erosion problem. I have met with Precision Turf to inspect further but we were unable to run the irrigation for the condos because of a pending irrigation repair. We will try again this coming week.

Irrigation and Pumps

Several more main line leaks were repaired this past month and as of right now we have only one leak still needing repair at Island Drive and Fairfield Blvd. It appears we will exceed our budget by a couple of thousand.

Roads, Sidewalks, Signs and Entry Walls

Roads

I had a meeting with the contractor about his not timely addressing the several projects I had given him. He has assured me he will get to the projects soon.

1. Curbs at entry islands. The amber reflectors have not been installed because of wet weather, but I have been told they will be installed soon.

Sidewalks

The sidewalk between the two Natures Isle streets has been pressure washed due to slippery conditions. This is a recurring problem because of the combination of shade and wet conditions.

### Signs

1. The “Recreation Complex” sign has been installed. The posts will be painted next week.
2. The new “Residents Only” sign at the South entrance will be installed next week.
3. Replacements for five rotted street name signs have been ordered and we hope to install them within the next month as soon as the sign company completes them.
4. Five faded Stop signs will be replaced as well as some rotted backings on other signs the next couple of weeks.

### Entry Walls/Signs

I observed 4 lights at the North entrance and two lights at the South entrance not working. Instead of paying the electricians \$80 per hour, I elected to purchase and replace the bulbs myself.

Some people have complained about not having lights at the very end of the South entrance and that it is hard to see at night coming from the South. To install an electric light has several complications, including it not being our property, not having sufficient capacity to add any more electric use at the back gate and the cost to add an electric light (digging, etc.). Therefore, as an experiment, for a cost of around \$23 I installed two solar lights on the existing sign to see if they will give enough light so residents can find the entry more easily when coming from the South.

### Security

1. A power surge knocked out one of the big monitors at the North gate. It is under warranty and we shipped it off for repair or replacement.
2. We are looking at the possibility of establishing two way communications at the South gate. More and more non-residents are pulling in without reading the resident’s only sign and then blocking the entrance as they try to figure out how to get in. It appears many of these problems are caused by their GPS’s directing them to the South gate when they enter an Azalea Point address.
3. This past month our post commander was taken by ambulance from the post. He called the ambulance himself as he was feeling strange and has seen plenty of stroke victims while he was a police officer. Fortunately, it was apparently a TIA with no lasting effects or damage. He is closely watching his blood pressure and diet and at this time not

expected to have any further problems. He has expressed appreciation for the concern many residents have expressed to him.

4. Also this past month, our week night security guard, Lee, had surgery to remove a tumor from his colon. He is back at work and does not wish to discuss the details of his ailment, although he has referred to it as a disease that has different stages.

### Finance Committee

At the request of Tom Durkin, I have provided all Board members with the Finance Committee recommendations for the 2010 budget, the regular reserve computation and the reserve “pooling method” computation. I have also provided some explanations. Tom Durkin will not be at the meeting Wednesday night. Peter Greene has asked that since I am familiar with most of the committee areas and the details of the budget and reserves that I be available to present/discuss and answer any questions at the Board meeting. I also made sure the budget was included on the sign at the front gate.

The proposed budget for 2010 has a \$10 increase per quarter in the operating budget. The contribution to reserves will not increase in 2010, but the pooling computation calls for an increase of \$10 per quarter per lot starting in 2011. The good news is a significant portion of this amount will be made up from other areas of the operating budget and the reserve portion of the budget is not projected to increase for the next 23 years (2012-2034) based on the “pooling method” of computation.

### Facilities

1. Exercise Room. Gigi Longini is still trying to get estimates on a maintenance contract and getting some equipment repaired.
2. Pools and Spa. The Spa (Hot Tub) renovation is still awaiting the State of Florida approval and now looks like it may wait until we redo the pools and decks. Our most recent estimate for the pools and decks is higher than we anticipated and higher than the amount in reserves. As a result we may have to postpone some other reserve expenditures scheduled for 2010.
3. Pool Furniture. It appears the fabric is coming out of quite a few of the lounge chairs. George Ely has contacted the manufacturer to see if they can find the cause.
4. Security Lights-Pool area. I replaced at least 7 bulbs in security lights in the pool area. I also discovered none of the wall sockets in the clubhouse were working and apparently none of the breakers were tripped. The spotlights on the North end of the clubhouse are not getting power. I have contacted the electrician. The current halogen bulbs do not last very long since they burn so hot. As soon as prices come down and technology advances we need to look at replacing our lighting with LED technology.

5. RV Lot. Gigi Pelletier has done a good job of getting the records in order. There are still some issues with boats being stored and not having been used in years.

Other Issues

1. Boats on Docks. At the last Board meeting an issue was raised concerning storing boats on docks. The Board indicated that they did not have a problem with this as long as the boat was serviceable. I have proposed to the Rules and Regulations Committee adding the following language to Rule 3.3:

Boats may be stored upside down (to prevent mosquito breeding) on authorized docks as long as they are kept in serviceable condition (not an eyesore) and securely fastened to the dock (in case of a wind storm).

2. Access to RV Lot. It came to our attention this past week that owners with a boat or RV in the RV lot can not have vendors get the key to service their boat/vehicle. George Ely indicated the Board had approved vendors getting the keys when this issue was raised several years ago, but apparently the post orders or rules were never changed. Therefore, I have revised the Post Orders to allow the vendors to get the RV lot key when the owner submits a written request. I have also provided the Rules Committee drafts to change Rule 1.7 and RV9.3 to allow access of vendors providing service/repairs to vehicles in the RV lot if the owner provides the request in writing.

Respectfully submitted,

George Meyer