



JOHNS CREEK
Johns Creek Owners Association, Inc.

MINUTES
Board of Directors Meeting

Date of Meeting: Thursday, May 18, 2017
Time of Meeting: 6:00 pm
Place of Meeting: Johns Creek Phase 2 Amenity Center
St. Augustine, FL 32092

1. CALL TO ORDER AND PURPOSE; CALL ROLL; CERTIFY QUORUM; PROOF OF NOTICE;

Chuck Dicey called the meeting to order at 6:02 p.m.

The Roll was called, and a quorum of the Board of Directors present.

A quorum was established with Chuck Dicey, Joe Taylor and Tracey Payne-Williams present.

Attending on behalf of Interlaced Property Solutions was Sherry McNees, LCAM.

Change of agenda order – moved to 9) Resident Request(s)

9. RESIDENT REQUEST(S)

1000 Autumn Breeze owners present with request for board to approve 8 x 12 shed to be installed in their backyard. The owners submitted an architectural application which was denied. The owners appeal to the board will be added to a future board meeting agenda upon receiving architectural submittal with details to include size and location identified on lot plat.

2001 Spring Meadows Court owner present. Board approved for management to close the open lawn violations for there were some boundary disputes with the CDD that have since been resolved.

2. APPROVAL AND WAIVE READING OF MINUTES – Board of Directors meeting minutes for April 27, 2017

Chuck Dicey made a motion to approve and waive reading of the April 27, 2017 board meeting minutes as written. Motion was seconded by Joe Taylor. All in favor. Motion carried.

3. FINANCIAL REPORT – April 2017

The board requested Patty provide the board with answers on two of the delinquent accounts requested from previous board meeting. The board wants as much information as possible to include foreclosure and bankruptcy information. The board needs the information before making a decision on how to proceed with the attorney. Chuck reported: Account 1 on attorney statement is in foreclosure with court date set in June and is owned by the bank. Account 2 on attorney statement, the lien amount has not been adjusted to the current amount due. The board requests that Patty forward the financial report to them at least two days prior to the scheduled board meeting and not the day of meeting. Sherry will get with Patty and request Patty provide the board with more detail and report.



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4. COMMUNITY ASSOCIATION MANAGER REPORT – Sherry McNeess

Sherry reported:

- Compliance report previously emailed to the board with notes was included in the board meeting packet.
- Compliance and architectural email set up is complete. IPS client services team is currently updating all letters to reflect the updated information.

5. COMMITTEE REPORTS

a) Social Committee – Social Committee Representative

- Chuck reported the Social Committee recently had movie night which had a good turn out.

b) CEC – Chairman

Remove CEC report from future board meeting agendas.

c) ARB – Nancy Anderson, Chairman

Chuck reported **805 W. American Eagle Drive** submitted an architectural application to paint exterior of house. The application was not included in the ARC meeting packet nor is the property architectural request included in the architectural meeting minutes for meeting held on May 11th. Is there a reason the application was not included? Sherry will get with IPS client services team and Natalie and get more information.

d) Neighborhood Watch – Audrey O’Neil, Chairman

No report given nor available.

6. SUSPENSION OF VOTING RIGHTS TO DELINQUENT OWNERS

Chuck Dicey made a motion to suspend voting rights to all owners that are delinquent of \$90.00 or more as of April 30th financial report. Motion was seconded by Tracey Payne – Williams. All in favor. Motion carried.

7. UNFINISHED BUSINESS

a) Attorney outline regarding covenant enforcement

Chuck Dicey made a motion to approve compliance and enforcement policy and procedure as Johns Creek Phase II that includes sending violating party directly to the attorney and bypass hearing after sending two notices to correct. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Sherry will prepare the policy and procedure then forward to the board for final review. Board president, Chuck Dicey will sign and forward to Sherry. Once Chuck signs the policy and procedure, a copy will be mailed to all owners of Johns Creek POA. The packet will include a cover letter



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giving the owners a compliance requirement date to correct and comply open violations and architectural exterior modifications and changes that were made without approval.

Sherry will request of Jackson Law Group to forward an agreement for collections and an agreement for general legal which compliance and enforcement will fall under. Upon Chuck signing Sherry will forward to Jackson Law Group to fully execute the agreements.

8. NEW BUSINESS

a) **Transfer funds from Reserve account to Capital Contribution account**

Chuck Dicey made a motion to move \$14,828.34 to the money market (BB&T) account that currently holds \$24,241.51. Motion was seconded by Tracey Payne – Williams. All in favor. Motion carried.

9. RESIDENT REQUEST(S)

Was held upon establishing quorum of the board and calling meeting to order.

10. BOARD OF DIRECTOR REQUEST(S)

Chuck shared concern of water restrictions in St. Johns County and the board needs to review restrictions and establish reasonable plan for compliance.

Next Board Meeting – Thursday, June 15th at 6pm at Johns Creek Phase 2 Amenity Center.

11. MEETING OVERVIEW

There was no meeting overview.

12. ADJOURNMENT

Chuck Dicey made a motion to adjourn meeting at 9:30 pm. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Minutes respectfully prepared and submitted by:
Sherry McNees
Community Association Manager