



**JOHNS CREEK**  
Johns Creek Owners Association, Inc.

**MINUTES**  
**Board of Directors Meeting**

**Date of Meeting:** Thursday, June 15, 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 6:20 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.

**2. APPROVAL AND WAIVE READING OF MINUTES –**

**Board of Directors meeting minutes for May 17, 2017**

Chuck Dicey made a motion to approve and waive reading of the May 17, 2017 board meeting minutes as written. Motion was seconded by Joe Taylor. All in favor. Motion carried.

**3. FINANCIAL REPORT – May 2017**

Upon review of the May 2017 financials the board referenced f. Cover Sheet. The year to date is a loss of \$5,369.23. The word loss is confusing. The board requested the word under be used in place of loss.

The board requested a breakdown for legal expenses. Sherry will get with Patty for the expenses and email to the board.

Chuck reported he signed the Jackson Law Group agreement.

The board requested that Patty request a more detailed report from Goldsberry and include the report in monthly financials moving forward.

Chuck had some questions on behalf of the board on the collection report from Goldsberry. Sherry will get with Patty and report the information back to the board. In conclusion: There are concerns with Goldsberry reports and services. The board asked that Patty send an email to Goldsberry and copy the board of directors on the email to inform Goldsberry there seems to be a disconnect of services and more details are needed for the board to be able to consider making a decision on the collection accounts. The details needed in the collection report are as follows but not limited to: called owner date and time, called owner phone disconnected, certified mail was signed for by whom and date, response from owner upon received certified mail, agreements made, default on agreement, bankruptcy, filed lien and response from owner upon filing lien.



**JOHNS CREEK**  
Johns Creek Owners Association, Inc.

**4. SUSPENSION OF VOTING RIGHTS TO DELINQUENT OWNERS**

The board requested Sherry to move agenda item: Suspension of Voting Rights to Delinquent Owners to follow Financial Report.

Chuck Dicey made a motion to suspend voting rights to the top 14 accounts listed on page 10 of financials. Motion was seconded by Tracey Payne- Williams. All in favor. Motion carried.

**5. COMMUNITY ASSOCIATION MANAGER REPORT – Sherry McNees**

Sherry reported:

1401 Moon Harbor compliance complaints. The board approved for Sherry to send violation letters to the owner and follow the compliance and enforcement policy and procedure as approved by the board of directors.

**6. COMMITTEE REPORTS**

**a) Social Committee – Social Committee Representative**

Chuck Dicey reported on behalf of the Social Committee - IPS has not received invoices for events held in 2017. Sherry will notify the board as invoices are submitted.

**b) ARB – Nancy Anderson, Chairman**

Chuck Dicey reported on behalf of the ARB – There have been a lot of pool install requests and color changes for houses.

1000 Autumn Breeze – application does not have plat plan as required. Owner changed material from wood to vinyl. Board required wood not vinyl. The Architectural Guidelines require same material as house. The architectural submittal was also missing location of where the shed would be installed. The board asked why was the application forwarded to Architectural Committee when the application as not complete. Chuck reported the reason the submittal was denied was the application submittal was incomplete and the material was changed from wood to vinyl. The owner may resubmit with all required documents and material change to wood. Sherry will request IPS architectural department send owner a letter stating board decision.

**c) Neighborhood Watch – Audrey O’Neil, Chairman**

No report given nor available.

Joe Taylor gave the board of directors and management a copy of the Neighborhood Bill of Rights Notification to review. Tracey will post to the website.



**JOHNS CREEK**  
Johns Creek Owners Association, Inc.

**7. UNFINISHED BUSINESS**

**a) Attorney outline regarding covenant enforcement**

Chuck Dickey made a motion to approve the “Clean Slate” letter as revised. Motion was seconded by Joe Taylor. All in favor. Motion carried.

The board requested IPS management to reference article/section from governing documents and rules & regulations on violation letters. Sherry reported to the board the articles and sections have been included and will continue to be included on future compliance notices.

Tracey Payne-Williams made a motion to approve Compliance Resolution as revised. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Chuck Dickey made a motion to approve Flow Chart with change to suite to suit. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Tracey Payne-Williams made a motion to approve First Notice of Violation as revised. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Joe Taylor made a motion to approve Second Notice of Violation as revised. Motion was seconded by Tracey Payne-Williams. All in favor. Motion carried.

Chuck Dickey made a motion to approve Interlaced Property Solutions Authority Procedure as revised. Motion was seconded by Joe Taylor. All in favor. Motion carried.

**b) Covenant Enforcement policy and procedure review and approval**

Agenda item was covered under a) Attorney outline regarding covenant enforcement

**8. NEW BUSINESS**

**a) 1000 Autumn Breeze – ARB appeal for 8 x 12 shed**

Covered under ARB committee report.

**b) Attorney, Goldsberry May 2017 collection report**

• **Notice of Intent to Foreclose**

Discussion on attorney, Goldsberry reports being sparse with needing more information before the board should be expected to make a decision on how to proceed as to foreclose. Sherry will request more detailed report from Goldsberry.

- **Account #14655** – Chuck reported he did some research and there is nothing in court records that shows a lien recorded. Attorney, Goldsberry report



# JOHNS CREEK

## Johns Creek Owners Association, Inc.

- stated a lien was recorded. The board needs more history on this account before making a decision on how to proceed.
- **Account #14523** – Chuck reported Watson Realty manages the rental for this property. Sherry will check with attorney, Goldsberry in regard to Demand for Rent. The board needs more information on this account before making a decision on how to proceed.
- **Account #14853** – The board needs more details before making a decision on how to proceed.
- **Account #14691** - Chuck asked where were the notices sent to and to whom? There may be an owner change by removing one of the spouses from the deed. Sherry will get with Patty and find out where and who the notices were sent to and if any notices have been returned. The board is not prepared to make a decision until they receive requested information.

### 9. RESIDENT REQUEST(S)

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

The board requested Resident Requests be moved up on agenda under roll call.

### 10. BOARD OF DIRECTOR REQUEST(S)

There were no Board of Director Requests.

**Next Board Meeting** – Thursday, August 24, 2017 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 10:22 pm. Motion was seconded by Joe Taylor. All in favor. Motion carried.

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