



JOHNS CREEK
Johns Creek Owners Association, Inc.

MINUTES
Board of Directors Meeting

Date of Meeting: Thursday, November 02, 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 6:10 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 (IPS) was Patty Bennett.

2. RESIDENT REQUEST(S)

There were no resident requests.

3. CERTIFY AGENDA and MAKE CHANGES TO AGENDA (if needed)

4. APPROVAL AND WAIVE READING OF MINUTES – Board of Directors meeting minutes for September 26, 2017

Chuck Dicey made a motion to approve as written and waive reading of board meeting minutes for September 26, 2017. Motion was seconded by Joe Taylor. All in favor. Motion carried.

5. FINANCIAL REPORT – August 2017 and September 2017

Board discussion on CDD needing to submit invoices more timely manner.

Patty to transfer interest and close out Reserve account.

6. SUSPENSION OF VOTING RIGHTS TO DELINQUENT OWNERS

Chuck Dicey made a motion to suspend voting rights to the following accounts: 14859, 14855, 14856, 14853, 14523, 14691, 14686, and 21882 and do not suspend voting rights to account 14861. Motion was seconded by Joe Taylor, All in favor. Motion carried.

7. COMMUNITY ASSOCIATION MANAGER REPORT – Sherry McNees



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8. COMMITTEE REPORTS

a) Social Committee – Social Committee Representative

No report given.

b) ARB – Architectural Committee Representative

Joe Taylor to sit in temporarily until vacant seat is filled.

c) Neighborhood Watch – Audrey O’Neil, Chairman

No report given.

9. UNFINISHED BUSINESS

a) Schedule Budget and Annual Meetings

Budget Meeting - The following dates in order are the board of director’s choice and availability. Sherry will check her schedule and get with CDD then will let the board know which date amenity center and she is available. Dates: November 29, 2017, November 30, 2017 and December 05, 2017.

Annual Meeting – The following dates in order are the board of director’s choice and availability. Sherry will check her schedule and get with CDD then will let the board know which date amenity center and she is available. March 8, 2018 or March 15, 2018.

b) 2018 Budget preparations

The board of directors reviewed draft proposed budget. Chuck Dicey made a motion for changes as follows: GL 50115 Coupon/Statements change from \$1,200.00 to \$1,000.00. Reduce GL 50145 Insurance from \$5,000.00 to \$3,500.00 which will be an increase of \$200.00 from 2017 budget and put remainder that was in insurance line and put in GL 50150 Legal Fees. Motion was seconded by Joe Taylor. All in favor. Motion carried.

10. NEW BUSINESS

Legal Report, Goldsberry – Report 11-02-2017 needs to be reviewed by board of directors.

The board approved the following actions for accounts listed below.

Account No. 14756 proceed with foreclosure

Account No. 14655 proceed with foreclosure

Account No. 14861 The board asked when the account was sent to the attorney.

11. BOARD OF DIRECTOR REQUEST(S)

Discussion about storm debris removal. CDD to be requested to notify owners to contact County for debris removal.



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12. MEETING OVERVIEW

13. ADJOURNMENT

Chuck Dicey made a motion to adjourn meeting 8:27 pm. Motion was seconded by Joe Taylor. All in favor. Motion carried.

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