



JOHNS CREEK
Johns Creek Owners Association, Inc.

MINUTES
Board of Directors Meeting

Date of Meeting: Tuesday, December 05, 2017
Time of Meeting: 6:00 pm immediately following Annual Budget Meeting
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 6:21 p.m.

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

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

Attending on behalf of Interlaced Property Solutions (IPS) was Sherry McNees-LCAM.

2. RESIDENT REQUEST(S)

There were no resident requests.

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

There were no additions or changes made to the agenda.

4. APPROVAL AND WAIVE READING OF MINUTES – Board of Directors meeting minutes for November 02, 2017

Chuck Dicey made a motion to approve as written and waive reading of board meeting minutes for November 02, 2017. Motion was seconded by Joe Taylor. All in favor. Motion carried.

5. FINANCIAL REPORT – October 2017

Chuck Dicey reported the Association is on target with expenses for 2017 budget.

6. SUSPENSION OF VOTING RIGHTS TO DELINQUENT OWNERS

Chuck Dicey made a motion to suspend voting rights to the following accounts: 14859, 14655, 14756, 14853, 14523, 14691 and 14861. Motion was seconded by Joe Taylor, All in favor. Motion carried.

7. COMMUNITY ASSOCIATION MANAGER REPORT – Sherry McNees

Report included:

Parking Concerns – Sherry reported when she is doing site visits there have been parking concerns where vehicles are parked incorrectly in cul-de-sac's, trailers are being left in the cul-de-sac for long periods of



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time, parking in turf area in between roadway and sidewalks. Discussion on challenge and the County need to handle the parking concerns.

Compliance Escalate to Attorney process – Quick review of process when sending compliance matters to association attorney after exhausting efforts by sending two compliance notices, the violation is subject to escalation to the association attorney for pre-suit mediation.

Architectural Meeting Requirements and Procedures – Revisited architectural processing, approval considerations and meeting requirements. Sherry will forward to the board procedures for architectural processing to include submittals, notifications, deadline for submittal, meetings and approval decisions.

Approved 2018 Budget Mailing – Discussion of contents of mailing when sending out approved budget information to the members. The board prefers a simple cover letter and a copy of the approved budget to be mailed with coupons BB & T sends out. Sherry will prepare cover letter and email to the board for review and approval. Upon approval Sherry will send to IPS accounting team to forward to BB & T to include in coupon book mailings.

8. COMMITTEE REPORTS

a) Social Committee – Social Committee Representative

No report given.

Chuck Dicey reported the Holiday Party is scheduled for December 16th.

b) ARB – Architectural Committee Representative

Joe Taylor remains seated on the ARB committee temporarily until vacant seat is filled.

c) Neighborhood Watch – Audrey O’Neil, Chairman

No report given.

9. UNFINISHED BUSINESS

There was no Unfinished Business.

10. NEW BUSINESS

Chuck Dicey requested more details to include facts when client services, compliance and architectural team is presenting to the board special requests. The board cannot be expected to make a reasonable decision unless they have all the details and facts. Sherry reported she has gone over the importance with the client services team of providing all the information to the board with requests.



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Chuck Dicey acknowledged receipt of Natalie's response in regard to some compliance requests. The board will prepare response and send to Natalie. The board received the response day of the meeting and has not had an opportunity to review.

Chuck Dicey brought to Sherry's attention some architectural processing concerns. Architectural request submittals are being sent to the ARB committee that are not complete. If application is complete and required payment has not been given the application is deemed incomplete. Another example given was an application was submitted for that did not have plat which is a requirement. Another example ARB request was to install plants and no plant types nor size was listed on the application. Sherry will get with the IPS architectural team and review procedures and requirements.

11. BOARD OF DIRECTOR REQUEST(S)

There were no board of director requests.

12. MEETING OVERVIEW

Discussion of 2018 meeting schedule. The board agreed to hold meetings on the third Thursday of each month beginning January 18, 2018. Sherry will contact Carol with CDD and get meetings on the calendar.

13. ADJOURNMENT

Chuck Dicey made a motion to adjourn meeting 8:10 pm. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Minutes respectfully prepared and submitted by:

Sherry McNeese

Community Association Manager