



JOHNS CREEK
Johns Creek Owners Association, Inc.

MINUTES
Board of Directors Meeting

Date of Meeting: Thursday, April 19, 2018
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 6:15 p.m.

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

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

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
January 18, 2018**

Chuck Dicey made a motion to approve as written and waive reading of board meeting minutes for January 18, 2018. Motion was seconded by Joe Taylor. All in favor. Motion carried.

5. FINANCIAL REPORT – February and March 2018

Chuck Dicey commented the financials have been forwarded to the board on time as contracted for the past few months. He asked why this meeting month was of exception. Association manager, Sherry McNees reported one of the accounting persons with IPS is no longer with the company. Chuck requested for communications to improve from Patty for the board was not aware of staffing changes. Chuck also stated communications need to improve with IPS accounting, collections and Jackson Law Group beyond monthly reporting. Sherry assured the board communications of upper management with IPS will improve.

Sherry read the financial cover sheet for February 2018 financials. Due to March 2018 financials not getting to the board providing sufficient time to review, Chuck recommended to table the March 2018 financials for next board meeting.



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Chuck requested IPS do a better job tracking demand for rent requests of the attorney. Michael Goldsberry reported included in the financials has demand for rent, however there are no additional updates as to if Michael Goldsberry was successful with collecting the rent. Sherry will request an update from Michael Goldsberry in regard to demand for rent requests.

Chuck Dicey also requested IPS follow the board approved collection policy.

Chuck Dicey asked if the pricing went up with Jackson Law Group. Sherry said she will check with Jackson Law Group.

Chuck Dicey asked why Jackson Law Group reports are not included in the monthly financials. Sherry said she will request IPS account to include Jackson Law Group reports in monthly financial reports moving forward.

6. SUSPENSION OF VOTING RIGHTS TO DELINQUENT OWNERS

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

Chuck asked Sherry if account number 24399 is for bank foreclosure. Sherry will check with IPS accounting.

7. COMMUNITY ASSOCIATION MANAGER REPORT – Sherry McNees

a) Collection updates on Accounts: 14861, 24399 and 14756

Account 14861: Chuck Dicey asked if arbitration is an option. If so, is arbitration scheduled before or after foreclosure?

Chuck Dicey reported when he gave the go ahead to go the next step he was not aware there was already a lien on the property. Chuck asked if \$209.00 brings the account current minus legal fees and did the \$209.00 get posted to the account with IPS and attorney? The check from owner was made payable to Interlaced Property Solutions and was dated 01.29.18 and not received until 03.18.2018.

Chuck Dicey also asked if arbitration was an option and if so when is/was arbitration, before or after lien or before or after foreclosure? Sherry will request the requested information and provide an update to the board.



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Chuck Dicey asked if foreclosure letter had been sent to the owner. Sherry reported the last update she had the letter had not been sent out.

Chuck Dicey asked if there was a mortgage foreclosure and asked if the banks have accelerated mortgage foreclosure if any.

Chuck Dicey made a motion to table account pending information from IPS accounting an attorney.

Chuck Dicey asked who at IPS monitors payment plans and who escalates account should owner default. Sherry will provide update to the board at next board meeting.

b) Account #14853: The property is confirmed as a rental property. Attorney, Michael Goldsberry sent a demand for rent letter. The board has requested status of the demand from rent letter. This matter was also discussed under financial report. If rent has not been collected after providing reasonable notice, the board unanimously agreed for association attorney to proceed with eviction. Sherry will notify attorney, Michael Goldsberry and inform him of the request.

8. COMMITTEE REPORTS

a) Social Committee – Social Committee Representative

Chuck Dicey reported Cathy with CDD is behind on invoicing again and the social events have been successful. Chuck also reported they are using a different vendor for food truck Friday and the change has been working well.

b) ARB – Architectural Committee Representative

No report given.

c) Neighborhood Watch – Audrey O’Neil, Chairman

Chuck Dicey reported Audrey updates the community website and Facebook page with useful information. Chuck also reported Audrey now has team captains for sections within the community.

9. UNFINISHED BUSINESS

There was no Unfinished Business.

10. NEW BUSINESS

a) Approval of Richard (Rich) Graffius as ACC committee person

Chuck Dicey made a motion to approve Richard Graffius as ACC committee chair. Motion was seconded by Joe Taylor. All in favor. Motion carried.



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Chuck Dicey requested IPS include check list when sending architectural submittals to the committee. By doing so will show the committee IPS deems the packet complete and ready for approval consideration.

b) ACC meeting schedule

Chuck Dicey said he will work with ACC to schedule meetings on a monthly basis. Chuck will get with the newly appointed ACC committee chair, Richard (Rich) Graffius. Chuck asked for IPS to not send any more architectural submittals to the committee until Chuck reports back to IPS with meeting scheduling update.

c) Compliance

Sherry reported she has prepared a list of compliance matters with records generated in 2016 that were still open prior to winter. Sherry will begin compliance inspections by focusing on those on the list first followed by the four phases she had set up previously.

11. BOARD OF DIRECTOR REQUEST(S)

Chuck Dicey: Discussion of changing association documents to limit percentage of leased properties within the community. Chuck recommended the survey the owners to poll how many are interested to proceed with changing association documents to limit percentage of leased properties. Chuck asked Sherry to prepare notice to post on website and forward draft to the board before sending notice out and posting on community website. The intent of survey is to determine if association proceeds with membership vote to limit leased properties.

Chuck Dicey requested IPS to provide an organization chart to include email and phone numbers. Sherry will request copy of organization chart from Patty and forward to the board.

Chuck Dicey asked for update from Patty in regard to fire in back yard of a Johns Creek POA property. The matter was discussed at previous board meeting and Patty to provide update to the board of her findings. Sherry will request update from Patty.

12. MEETING OVERVIEW

Review of all action items from meeting as listed within board meeting minutes.

The next meeting is scheduled for May 17, 2018 at 6:00 pm. Chuck Dicey will check his schedule and let board of directors and Sherry know if the scheduled meeting date will work with his schedule for he may be out of town.



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13. ADJOURNMENT

Chuck Dicey made a motion to adjourn meeting 9:10 pm. Motion was seconded by Joe Taylor. All in favor. Motion carried.

Minutes respectfully prepared and submitted by:

Sherry McNees

Community Association Manager