



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

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

**Date of Meeting:** Thursday, July 19, 2018  
**Time of Meeting:** 6:00 pm  
**Place of Meeting:** Johns Creek Phase 2 Amenity Center  
224 Johns Creek Parkway  
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, Tracey Payne-Williams and Joe Taylor present

Attending on behalf of Interlaced Property Solutions (IPS) was Sue Wilson-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 June 21, 2018-**

*A motion was made by Chuck Dicey to waive the reading of the June 21, 2018 minutes and to approve the minutes as presented. Joe Taylor seconded the motion, all in favor, motion passed.*

**5. FINANCIAL REPORT – June 2018**

Sue Wilson gave the financial report. The Financial Analysis was reviewed discussion then began on the "Collection Policy" that was revised on 8-25-2016. Management questioned the wording on #2, "assessment is at least \$100.00". With assessments being \$99.00 you cannot follow the collection process in a timely manner. Management recommended to notify membership via e-mail blast, Web-site and Community Portal to revise the "Collection Policy" to say "assessment plus interest or late fees in the amount of at least \$100.00. ***Chuck Dicey made a motion to place on the next agenda that the Board is going to make a revision to the "Collection Policy" and to have the membership notified per FL. Statutes,***



# JOHNS CREEK

## Johns Creek Owners Association, Inc.

***Joe Taylor seconded the motion, all in favor, motion passed.***

Discussion: Balances were discussed – Sue Wilson reported account # 14756 paid in full today at the office. ***Chuck Dicey made a motion to remove the balance of \$11.96 on account #14826 and the balance of \$1.48 on account #14650, Joe Taylor seconded the motion, all in favor, motion passed.***

Management advised if these fees are not their assessment they can be removed.

***Chuck Dicey made a motion to move forward with the next step being foreclosure notice and if not paid then foreclosure to account #'s 14853, 14523, 14691, account #14861 is to be reviewed on which attorney they are with and proceed per "Collection Policy" procedures, Joe Taylor seconded the motion, all in favor, motion passed.***

***Chuck Dicey made a motion to send account #'s 14996, 21881, 14732, 14641, 14671, 14675, 14686, 14751, 14534, 14569, and 14761 to the Association Attorney to begin the collection process per FL Statutes and our Governing Documents, Joe Taylor seconded the motion, all in favor, motion passed.***

Discussion on credits on owner's accounts: Chuck Dicey wanted to know the solution to clean up the credits on owner's accounts from pre-pay's. Management recommended when the 2019 Budget is passed when the notification to owners is mailed to send those owners a statement of what they owe for 2019 and a letter explaining their balance, so they do not overpay with a statement on their account.

The Association is in good standings in the 2018 Budget.

### 6. COMMITTEE REPORTS

- a) **Social Committee** – Chuck Dicey discussed the upcoming events, no dates were known only months. **Recommendation is to view the Web-site for information on upcoming events.**
- b) **ACC** – Architectural Compliance Committee Representative, Richard Graffius submitted the minutes from the last ACC meeting July 18, 2018, minutes attached.

### 7. UNFINISHED BUSINESS

- a) **Violation list**- Sue Wilson asked if the violations are completed can they be closed instead of staying open for 1 year. ***Chuck Dicey made a motion if the compliance is completed it can be closed, Joe Taylor seconded the motion, all in favor, motion passed.***

Sue Wilson had been notified the fence that was installed at 1925 Willow Branch Lane and it is put up, so the framing is facing out, to the neighbors and the panels are facing in to the owner. ***Chuck Dicey made a motion to send the owner a letter to either put the panels on the outside facing the neighbors or to submit another ARC for approval to have panels placed on the side facing the neighbors to hide the framing, Joe Taylor seconded the motion, all in favor, motion passed.***



# JOHNS CREEK

## Johns Creek Owners Association, Inc.

- b) **Suspension of voting rights:** *Chuck Dicey made a motion to address this issue 30 days prior to any vote the ownership may be submitting, Joe Taylor seconded the motion, all in favor, motion passed.*

### 8) NEW BUSINESS

- a) **Newest updated list was given to Board from Master Associations records.**

### 9) Any other business to come before the Board:

Discussion about information being put on the web-site. Requests have been made to the Web-master with no luck on getting the meeting minutes on the main web-site. Sue Wilson said she will work with the web-master and the CDD Manager to resolve this issue. ***Chuck Dicey made a motion to have the prior year and the current year meeting minutes on the web-site, Joe Taylor seconded the motion, all in favor, motion passed.***

Sue Wilson stated it is budget time. The next meeting would be more of a “Budget Workshop/Review” and the meeting in September would be the “Budget Meeting” for the 2019 budget vote.

8. **The next meeting is scheduled for August 16, 2018 at 6:00 pm, Johns Creek Phase 2 Amenity Center for the purpose of the 2019 Budget Review/Workshop.**

**The Budget Meeting is scheduled September 20, 2019 at 6:00 pm, Johns Creek Phase 2 Amenity Center for the purpose of the Board of Directors to vote on the 2019 Budget.**

### 11. ADJOURNMENT

***Chuck Dicey made a motion to adjourn meeting 8:15 pm., Joe Taylor seconded the motion, all in favor, motion passed.***

Minutes respectfully prepared and submitted by:

Sue Wilson

Community Association Manager