

**MARGARET'S WALK  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**November 9, 2009**

**@ 6:00 P.M.**

**FLEMING ISLAND PLANTATION AMENITY CENTER  
2300 Town Center Blvd.**

**I. CALLING OF ROLL AND CERTIFYING A QUORUM**

Ms. Donahue called the meeting to order at 6:00 p.m.

**Present:**

Danny Kane, President

Bill Korn, Vice President

Don Christofoli, Treasurer

Keith Johnson, Director

Holly Donahue, Community Association Manager, Severn Trent Services

Mary Kane, Resident

Ed Jesus, Resident

Attendance was taken and a quorum was established.

**II. PROOF OF NOTICE OF MEETING**

Notice of the meeting was posted 48 hours in advance on the website.

Ms. Donahue will speak to Mr. Randy Benton regarding the timeframe the notice is posted.

**III. OWNERS FORUM:**

None

**IV. APPROVAL OF MINUTES FOR OCTOBER 12, 2009**

Any changes to the minutes will be incorporated.

**A motion was made by Don Christofoli, seconded by Bill Korn to approve the October 12, 2009 meeting minutes as amended; with all in favor, the motion carried.**

**V. MANAGER'S REPORT**

**• Financials**

Ms. Donahue provided the October 2009 financials to the BOD.

Severn Trent Management Services

**For the Month of October 2009**

Total Income: \$5,674.12  
Total Expenses: \$4,528.52  
Net Income: \$1,145.60

**Year to Date October 2009**

Total Income: \$69,894.84  
Total Expenses: \$61,708.80  
Net Income: \$ 8,186.04

- **Delinquencies**

Ms. Donahue reported 11 delinquent accounts totaling \$4,067.70. All owners were sent a reminder notice.

- **Violations**

Ms. Donahue reported that a list of current active violations was provided in the BOD working package. All recent violations were marked and STMS will send violation letters to the owners this week. STMS recommends that two owners go before the REC Committee.

The BOD authorized STMS to schedule an REC Committee meeting and send out certified letters to the two owners. Ms. Kane requested an orientation meeting before the meeting. Ms. Donahue will schedule the orientation 30 minutes before the committee meeting.

Mr. Johnson reminded the BOD that the REC Committee was involved after the violations were sent out by STMS and did not look for the violations. Mr. Kane clarified that the REC Committee was the appeal body for the owner.

- **FIP Master HOA**

Ms. Donahue reported that the Master HOA requested that the HOA take responsibility for maintaining lawns neglected by owners as reflected under Section 11.20 of the covenants. STMS will retroactively charge any owner who does not maintain their yard. MWHOA declined taking responsibility to maintain lawns neglected by owners and felt master should take responsibility.

- **Mailbox Information**

Ms. Donahue provided a draft letter to the BOD regarding mailboxes with an attachment on the standard numbers to be used. She suggested that this letter be sent with the final budget letter to save on postage. The BOD concurred.

- **2010 Adopted Budget and Letter from the Board**

STS updated the 2010 adopted budget with all changes requested by the BOD at the last meeting. As indicated above, the adopted budget letter will be mailed with the mailbox letter.

Ms. Donahue will provide the assessment timeframe as stated under Chapter 720 and in the HOA governing documents.

- **Entrance Irrigation**

Austin looked into the malfunction with the front entrance irrigation and discovered a valve problem, which is now in the process of being repaired.

## **VI. COMMITTEES**

- **Architectural Review Board**

Ms. Kane reported that one application was received from Lot 180, LaBelle for exterior house painting. This application was approved.

## **VIII. DIRECTOR'S OLD BUSINESS**

Mr. Kane requested that Mr. Wachter provide quotes to have gates painted on both sides of the front entrance gate as well as any hardware along the mounted area.

Ashley needs to provide the key for the irrigation box.

Mr. Korn has a key to the call box only.

## **IX. DIRECTORS NEW BUSINESS**

Mr. Kane reported the following:

- The pedestrian gate is being left open and children are swinging on it. He requested a sign similar to the 15 mph sign saying "*Please Keep Gate Closed.*" .
- Children are picking up pavers. Ms. Donahue will ask the Maintenance Manager, Russell Bagg if the pavers are needed elsewhere in MW. Mr. Kane suggested moving the pavers to the bike rack at the park.
- Requested that the bike racks at the entrance be removed as they were behind bushes leaning against the wall. Ms. Donahue believes they belong to the CDD. Mr. Christofoli clarified the HOA owns the bike racks, but the one in the park was given to the CDD. Ms. Donahue will ask the Mr. Bagg if the CDD wants them.

Mr. Christofoli reported the dock was damaged, but has now been repaired. He turned in the license plate number to a Detective and was told there were six hits on the tag, which was from St. Johns County. They have been after these people for some time. Mr. Kane expressed concern about one board that was too long.

Mr. Kane thanked staff for acting quickly in getting the gates closed after the incident was reported on Grand Oaks Drive. After the gates were closed, the Sheriffs made their comment and told the TV crews to leave.

Mr. Korn did not believe there was any way to close the gates when school buses were picking up children for school. At a prior meeting, the BOD approved the gates to close at 9:00 A.M. after the last bus and not open until 1:00 P.M. Mr. Christofoli noted that the gates were supposed to open and close all day and there was a small window where they were closed. This did not accomplish anything, because there was no crime and other communities keep them open during the day. Along with MW, Villages of Fireside and River Hills do not have guards and do not close their gates.

Severn Trent Management Services

Mr. Kane received a request for a Christmas function. There is \$3,800 budgeted under *Community Functions*. Mr. Korn expressed concern over holding a function after what just occurred on Grand Oaks. Mr. Kane believes that the mother of the individuals killed would want the event to be held. Ms. Kane noted that Ms. Renee Vance offered to clean out the storage room and purchase decorations, which was approved by the BOD at a prior meeting. Mr. Christofoli suggested holding the event on the night of the Luminaries.

**A motion was made by Don Christofoli, seconded by Bill Korn to hold a community event for Christmas and allocate up to \$1,500 for the planning of the event and Christmas decorations; with all in favor, the motion carried.**

Mr. Kane requested that BOD information be placed on the website for interested residents to make nominations for the BOD. Mr. Christofoli believes that the picnic was a waste of money and proxies should be available for the annual meeting. Three of the five seats will be open at the election on the third Sunday in April. Ms. Donahue will place a notice on the website.

**X. NEXT BOARD MEETING**

The next BOD meeting is scheduled for January 11, 2010 at 6:00 P.M. A notice will be posted will be on the website and at the message center.

Mr. Kane requested that STMS send the Violation Report for December every two weeks.

**X. ADJOURNMENT**

With there being no further business to come before the Board;

**A motion was made by Don Christofoli, seconded by Bill Korn to adjourn the meeting at 7:30 P.M.; with all in favor, the motion carried.**

Holly A. Donahue, LCAM, CMCA  
Severn Trent Property Management  
For Margaret's Walk HOA