

**MARGARET'S WALK  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS BUDGET WORKSHOP MEETING  
October 11, 2010 @ 6:30 P.M.  
Conference Room  
FLEMING ISLAND PLANTATION AMENITY CENTER  
2300 Town Center Blvd.**

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

Ms. Joyce called the regular meeting to order at 6:32 P.M.

**Present:**

Don Christofoli, **President**

Bill Korn, **Vice President**

Mike Brady, **Secretary/Treasurer**

Gwen Joyce, **Community Association Manager**, Severn Trent Services

**2 Residents**

Attendance was taken and a quorum was established.

**II. PROOF OF NOTICE OF THE MEETING**

Notice of the meeting was posted 48 hours in advance on the community message board.

**III. OWNER'S FORUM**

The following concerns were addressed by residents:

- Resident 1 addressed the road reserve and asked the following questions:
  - *Were the reserves accumulated over a period of time?*
  - *Will all the roads be re-paved?*
  - *Who established the road reserve fund?*
  - *Is the reserve just for the roads?*
  - *Is \$22,000 always put into this fund?*
  - *If the bank foreclosures on a home, is the bank paid first and then the HOA?*
- Mr. Christofoli answered the questions by confirming the following:
  - Annually monies are placed in reserves. This year, \$22,000 was placed into the road reserve and there are currently total road reserves of \$160,000.
  - The Reserve Study estimated the road repaving at \$208,000 for all roads, which they could accumulate in two years but.
  - However, the CDD Engineering Study indicated that Grande Oaks Way has a drainage problem where the water goes underneath the road and pushes up the asphalt and the estimate could exceed \$208,000 if the roads need underdrains, which would take three budget years to accumulate.
    - Resident 1 offered to speak to several asphalt companies to obtain quotes. His understanding was that the road deteriorates under normal

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- use and weather. He was happy to hear that there was a three year solution.
  - The BOD was amenable to having Resident 1 bringing someone in to look at the roads.
  - The road reserve fund was established by the developer in 2001.
  - Originally, \$146,000 was placed in a non-allocated fund and the BOD requested recently that the money be moved into a road reserve fund. This road reserve is important because the county commission put the HOA on the bottom of their list for the re-paving of Town Center and would not happen for 10 years. They will patch it, but not re-pave it.
  - Three years ago, they only placed \$12,000 to \$13,000 into the road reserve fund and recently increased it to \$22,000. Without raising dues, they can still raise \$22,000.
    - Mr. Korn noted that they worked on the budget to keep dues at the same amount as last year.
  - The bank is paid first. 11 out of the total 180 homes are delinquent. They recently received a lien on two years worth of dues.
    - Ms. Joyce confirmed that the delinquency list for assessments is not in bad shape, but there are other delinquencies such as fines.
    - Mr. Christofoli commented that financially, the HOA was in good shape.
- Resident 2- addressed gate issues asked the following questions:
  - *How much money is going into gate repairs?*
    - Mr. Christofoli confirmed that \$15,000 was spent on gate repairs in the last two years to replace both gates, the keypad and install larger motors.
  - *Why is the exit gate not functioning?*
    - Mr. Brady confirmed that the repairman tripped the breakers.
    - Ms. Joyce noted that gates need constant maintenance.
    - Mr. Korn will attempt to trip the breakers to see if the exit gates open.
    - Resident 2 believed that the gates were not going to keep anyone out as residents were leaving the gate open for weekend garage sales and there were several drug deals.
    - Ms. Joyce confirmed that the garage sale was for all of Fleming Island.
- Ms. Joyce noted that the gates are controlled access and not secure. They would need to hire a security company to have security.
  - Resident 2 questioned the amount to have a Security Guard at the main gate as residents would be willing to pay more than the \$15,000 to repair the gates to have a Security Guard.
  - Mr. Korn noted that the security guard would have to be certified and insured. One estimate they received several years ago was \$75,000 per year.
  - Mr. Christofoli pointed out that the residents of Pace Island and Magnolia still have break-ins, even with the security guard and Margaret's Walk has not had a break-in for 10 years.

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- Ms. Joyce acknowledged that she experienced a gated community several years ago which had constant break-ins because people who lived within the community were committing the crimes.
- Mr. Granger commented that he had always lived in gated communities and enjoyed the privacy. He disagreed with dedicating the streets back to the county and/or leaving the gates open.
- Mr. Korn pointed out that the gates have been discussed by the BOD since he was appointed to the Board eight years ago. The overwhelming majority of people moved to MW due to the gates.
- Mr. Christofoli noted that this was an item for future consideration by the BOD. In the meantime, the current plan was to leave the gates open in the daytime and closed at night.
- Resident 2 expressed concern about the lot behind her home being used as commercial property as the house was being restored.
  - Mr. Christofoli confirmed that he knew the lot owner allowed a friend to use the property as a produce stand, even though it was zoned residential.
  - He spoke to the Fleming Island Advisory Board who was not recommending any lot be changed from residential to commercial and believed that the property would not be used for commercial purposes.
- Resident 1 questioned how he can obtain a decal.
  - Mr. Korn directed Resident 1 to contact the Amenity Center and pay \$5.00 for the decal.
- Resident 2 questioned the status of the Coulter property.
  - Mr. Christofoli confirmed that the property was in bankruptcy court.
  - Resident 2 heard that the owners were supposed to vacate the property by November 1. The parents are no longer living in the home, but two teens were dealing drugs out of the home.
  - Ms. Joyce explained that the Finance Department has not received any information.
  - Resident 1 suggested that Resident 2 contact the Clay County Sheriff's Department.
  - Resident 2 noted that they did not have any proof that drugs were being sold on the property.

#### **IV. APPROVAL OF MINUTES FOR JULY 12, 2010 AND AUGUST 9, 2010 MEETINGS**

##### **A. July 12, 2010 Reserve Study Workshop**

There not being any corrections or comments,

**A motion was made by Mike Brady, seconded by Bill Korn to approve the July 12, 2010 reserve study workshop minutes; with all in favor, the motion carried.**

**B. August 9, 2010 Budget Workshop Meeting**

There not being any corrections or comments,

**A motion was made by Mike Brady, seconded by Bill Korn to approve the August 9, 2010 budget workshop meeting minutes; with all in favor, the motion carried.**

**V. MANAGER'S REPORT**

**• Financials**

Ms. Joyce submitted her status report and the following was discussed:

<u>For the Month of August</u>		<u>Year to Date August 31, 2010</u>	
Total Income:	\$5,870.42	Total Income:	\$70,642.13
Total Expenses:	\$3,898.17	Total Expenses:	\$64,918.87
Net Income:	<u>\$1,972.25</u>	Net Income:	\$ <u>5,723.26</u>

**Delinquencies August 2010**

There are 29 delinquent owners owing \$8,821.31.

<u>For the Month of September 2010</u>		<u>Year to Date September 30, 2010</u>	
Total Income:	\$5,657.57	Total Income:	\$76,299.70
Total Expenses:	\$4,385.59	Total Expenses:	\$70,119.96
Net Income:	<u>\$1,271.98</u>	Net Income:	\$ <u>6,179.74</u>

**Delinquencies September 2010**

There are 31 delinquent owners owing \$8,459.94. A resident, Mr. Frank McCarthy provided a request to have their certified letter fee waived because the REC Committee dismissed their case because the ARB failed to comply with Section 7 of the MWHO A rules and covenants.

**A motion was made by Bill Korn, seconded by Mike Brady to waive the certified letter fee of \$5.54 waived for Frank McCarthy; with all in favor, the motion carried.**

**Gate**

The following was reported:

- The gate was not working properly after a weekend storm and someone had also pushed it with their vehicle, so Commercial Security Systems (CSS) and McKinley Welding was contracted to do the repairs. The motherboard was sent to the manufacturer and repaired.
- The keypad was bumped by a vehicle and repaired.
- A vehicle pushed on the exit gate. They bent the cross bar and broke the ornamental scroll. McKinley Welding has been called to do the repair.

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- This morning the gates were not working so CSS has been called to troubleshoot and repair. It is still not working so another service call will be placed to CSS.

### Inspections/Violations

The BOD has been provided with a copy of the latest inspection report.

- **Lawns**

Lawns continue to be monitored. Many have improved. There are a few trouble areas. Ms. Joyce spoke to a lawn service who indicated that said this is a bad time a year.

Mr. Christofoli noted that many areas have Chinch Bug infestations and do not have a lawn service. Those owners are using their own sprayers.

Ms. Joyce confirmed that she was going after the owners who do not have lawn services, but the owner of the house at the corner of Silver Leaf and Margaret's Walk Road has a lawn service, even though their lawn still looks bad. They are actively trying to address the problem.

- **REC**

REC meetings convened on August 9, 2010 and September 13, 2010 at the Amenity Center.

### ARB

ARB meetings were held on September 13, 2010 and September 27, 2010 at the Amenity Center. The September 27, 2010 meeting was held in place of the October 11, 2010 meeting due to a scheduling conflict.

- At the September 13, 2010 meeting, the owner of 1712 Margaret's Walk Road was approved to paint the exterior of their home.

At the September 27, 2010 meeting:

- The owner of 1746 Margaret's Walk Road was approved to paint the exterior of their home.
- The owner of 1788 Margaret's Walk Road was disapproved to install an irrigation well.
- The owner of 1698 Margaret's Walk Road was approved to remove some trees.

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

- **Adoption of 2011 Budget**

Ms. Joyce provided the 2011 Adopted Operating Budget to the BOD for the period January 1, 2011 to December 31, 2011.

**A motion was made by Bill Korn seconded by Mike Brady to approve the 2011 Adopted Operating Budget for the period January 1, 2011 to December 31, 2011; with all in favor, the motion carried.**

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Mr. Christofoli noted that no comments were received by the residents on the budget.

### **VII. DIRECTOR'S NEW BUSINESS**

Ms. Joyce provided sidewalk repair pamphlets to the BOD regarding ADA specifications.

Mr. Christofoli addressed the following:

- Pointed out his dissatisfaction with some sidewalk repairs made as they were unattractive and not grinded down. He asked Ms. Joyce to get recommendations from Mr. Russell Bagg on contractors who could repair or replace the sidewalk in front of Lot 56 on Sentry Oak Court.
  - Mr. Korn requested that the sidewalk in front of 1772 Margaret's Walk Road be addressed
- Austin Outdoor was planning on replacing the dead Sago Palm. This expenditure was being paid for by the CDD.
  - Ms. Joyce pointed out that the bushes at the front entrance were not doing well.
- Requested that Austin Outdoor remove a dead Ligustrum by the gates.
  - Ms. Joyce indicated that Austin Outdoor offered to dig up and remove the dead Ligustrum for a fee, but they were concerned that there were wires underneath the tree.
  - Mr. Korn doubted that there were wires underneath the tree.
  - Mr. Christofoli noted that any wires would be bound in conduits or pipes.
  - Ms. Joyce reported that Ashley Stonecipher has left Austin Outdoor and Jason was the new representative. She will obtain a price from Austin Outdoor for replacing shrubs at the entrance.
- Recommended that the BOD discuss options for the pavement at the entrance. One option was to paint the concrete. The last time it was painted by a contractor who rolled the concrete rather than painting it.
  - Ms. Joyce suggested possibly staining the concrete.
  - Mr. Christofoli pointed out that the problem with straining was stripping off the paint first.
  - Mr. Brady noted that there was a type of road paint that could be used with a powder. It is a more expensive option, but lasts a long period of time.
  - Mr. Christofoli requested that Ms. Joyce ask Mr. Bagg for recommendations on companies that stain or pain stamped concrete.
- Requested that Ms. Joyce contact the Department of Environmental Protection as there is playground equipment in the conservation area behind a river front home on Grande Oaks Way [ The stone house].

**VIII. NEXT BOARD MEETING**

The next meeting is scheduled for December 13, 2010 at 6:30 P.M.

**IX. ADJOURNMENT**

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

**A motion was made by Bill Korn seconded by Mike Brady to adjourn the meeting at 7:35 P.M.; with all in favor, the motion carried.**

Gwen Joyce, LCAM, CMCA  
Severn Trent Property Management  
For Margaret's Walk HOA