Fiddler’s Marsh Homeowners Association, Inc.

#### Board Meeting

October 9, 2017

6:30 PM Ponte Vedra Library

**Quorum**

A quorum was established, and Larry Dukes called the meeting to order at 6:30 PM. Present for the Board: Sally Sizemore, Andreea Vineyard, and Geri Price. Jim Walsh was absent. John Ewing of Aegis was also present.

# Minutes - The minutes of the September meeting, and the Hurricane Preparedness meeting, were approved.

**Robert Rules**

Decided: To follow Roberts rules as needed, depending on level of owner participation. Larry motioned, Andreea seconded, and all approved to require owners, should they desire to raise an issue at the meeting, to notify management by Friday before the meeting to add it to the agenda.

**Security Patrols** - Since last meeting, one tow.

**Financials** – End of September - $2,774 in operating and $197,528 in reserves. Under budget for year by $1,195. Current book balance now: $7,805

**Delinquencies** - Three liens in place. Six 2nd notices sent. Two intent-to-lien letters sent. 3082 LRD was sold at auction for $239,000 to Routem LLC. Since the property was never in possession of the bank, it is not responsible for back dues. However, the new owner is responsible for all back dues. The lien in place for 3082 is still active, and a dues statement will be sent to new owner.

**Maintenance** – The pool rules sign is wobbly. Bold City Tree will chop the top off the leaning pine behind 105 A, and leave it cut up in the swamp. They will also reposition the A/C unit in back which they moved off center. The two street-draining outflows were cleared in May of 2016, and will be cleared once per year. A shingle is off the pool building. The wood fence behind 100 A will be inspected and repaired. The fence going to lake at 3032 will be inspected and repaired as-needed.

**Yard of Month** – None chosen because of hurricane.

**Hearing –** No hearings. Andreea motioned, Sally seconded, and all approved not sending hurricane related notices to owners until 1/1/18. All others will be sent notices now.

**Real Estate**

*3024 La Reserve Drive:* Sold at $294,500

*113 Alsace*: Sold @ $305,000

3113 *La Reserve Drive*: Active at $309,900

**Welcome Committee** – No new owners since last meeting.

**Neighborhood Watch** – Larry is locking pool and tennis at night. Andreea will set an NW meeting to update watch captains.

**ARC** – 3020 and 3028 La Reserve Drive were approved for paver driveways. 408 La Reserve Circle and 216 Chantal approved for new roofs.

**Microsoft Word Docs**

The Hurricane Preparedness doc prepared by Sally will be converted to Word. So too the hurricane prep doc prepared by Larry. They will be attached with these minutes.

**Metal Roofs**

There is interest from owners relative to installing metal roofs. They will be allowed if not inconsistent with our covenants per Board reading of same. If they appear to be, legal assistance will be sought. Larry motioned, Andreea seconded, approved by all.

**Comcast Contract**

Comcast has requested FM to agree to a contract allowing them to continue service to FM, which would place responsibility on them to maintain all infrastructure equipment. Otherwise it could be FM responsibility. Sally motioned, Andreea, seconded, and all approved having them send us a sample contract for our review.

**Thank You $25.00 Gift Certificates**

Awarded to Gayle Enzel, Robin Schmidt and Michael Bardakjy for service to our community. Andrea motioned, Larry seconded, all approved.

**Vendor List –** Will be updated.

**New Directory**

Considered for updating. Might be put online.

**Next Meeting** – Annual Meeting, Wednesday, November 15, at library.

**Adjournment**: 7:33 PM

Submitted: John Ewing / Property Manager / Aegis Mgt, Inc.

**Hurricane Preparation – We Need Your Help!**

Dear Owners/Residents,

Based on current information from local officials, we need to prepare for the potential of Hurricane \_\_\_\_\_\_\_\_\_ (name of storm) affecting our Fiddler’s Marsh community. Please check the St. John’s County Emergency website for updated information:

www.sjcemergencymanagement.org or call 904-824-5550

Fiddler’s Marsh is in Hurricane Evacuation Zone A and if a mandatory evacuation is announced and you decide to stay, there will not be any emergency support available to you during the storm. Neighbors who choose to stay, often post pictures and information about conditions in the neighborhood on the Fiddler’s Marsh Facebook page, if you want to join:

<https://www.facebook.com/groups/676490569150343/>

It is very important to ensure items around your house/yard don’t become projectiles that would cause damage, here are some reminders:

* Remove outdoor furniture from yards/patios/porches;
* Remove grills and grill covers;
* Take down hanging flower baskets and bird feeders;
* Secure potted plants;
* Remove flags and flag poles;
* Trim tree branches that are already broken/damaged/in danger of falling;
* Move vehicles away from trees.

If you see items that appear dangerous, or know that someone is not at home or unable to prepare their property, please notify the Board Members who will review the situation and work to expedite the process.

The Board has initiated the following actions to secure community resources:

* Pool furniture has either been placed in the pool or stored for the duration;
* Tennis/Pickle ball court screens have been “rolled down” and secured;
* Recreation center is closed until after the storm has passed and the area has been inspected and safe to use.

We need to work together to ensure that families and property in Fiddler’s Marsh are as safe as possible.

Preparations: June 1st through November 30th

**Routine Maintenance (Aegis Management Inspections) Walk Around Monthly /\* or “as required”**

Outflows (Aegis Management)

Trees (Aegis Management)

Structures (HOA Walls, etc)

Roofing Contract Work (ARC Applications)

Construction Work (ARC Applications)

Signs (Aegis Management)

Recreation Center (Aegis Management)

Miscellaneous (ALL-Any Issues Relating to possible Hazardous Situation for Hurricane Conditions)

Board Action:

**Initiate Hurricane Preparations: Instruct Aegis Management to Secure Recreation Center / Advise HOA to Evacuate: NLT SJC Announcing Mandatory Evacuation Date**

**\*Request to know if any HOA Member needs help to evacuate\* Advise to use SJC Emergency Website / Ph#**

***Advise HOA – To Evacuate Upon Order (Email List / Entrance Board)***

***Advise HOA Recreation Center is Closed and Locked***

***Advise HOA: If they do not evacuate there will be no emergency services available from ST Johns County***

Secure Recreation Center (Aegis Management)

 Furniture:

Chairs: Place in Pool\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Benches: Chain to secure object\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ping Pong Table: Chain to secure object\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Safety Equipment: Net and Safety Hooks: Place in Pool \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Trash Cans / Life Rings: Place in Restrooms \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Glass Tables: Place in Restrooms \_\_\_\_\_\_\_

 Tennis Courts:

 Tennis Screens: Roll all screens down and bungee \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Nets: Remove and store in Pool Storage Room \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Pickle Ball Equipment: Remove store in Pool Storage Room \_\_\_\_\_\_\_\_\_\_\_

\*When Recreation Center is Secured\*

 Lock Gates with (bicycle locks) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Tour HOA for Problems (Wind / Missile and Flood Hazards): Aegis Management \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Aegis Management Advise Board when Recreation Center is Secured and Safety Round Completed with Results

**During Hurricane**

Those staying ensure follow Emergency Procedure recommendations

Be Wary of Possible Criminal Activity (Neighborhood Watch)

Be Advised No Emergency Services Available

**Aftermath of Hurricane Aegis Mgt / Board**

**\*Priority to (Re-open) Restore Recreation Center / Restore HOA Signs, etc**

**\*Tennis Court Screens Will Remain Secured by Bungee Until Nov 30th\***

Check to see if HOA Members are Okay (Board) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email

Get word out on Trash / Recycle / Yard Debris Pick Up (Aegis Mgt) \_\_\_\_\_\_\_\_\_\_\_\_\_ Email

Clean -up (Landscaper) (Aegis Mgt)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Restoration of Recreation Center (Pool Company / Handyman ) (Aegis Mgt) \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Repair of Damages (Insurance / Contractors ) (Aegis Mgt) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Note: If Contractors are not available, Board May Solicit HOA Volunteers for Clean Up and Restoration of HOA Community, Recreation Center, etc…..***