

BROOKWOOD HOMEOWNERS ASSOCIATION, INC.

A Corporation Not For Profit
11555 Central Parkway, Suite 801
Jacksonville, FL 32224

Regular Meeting of the Board of Directors

January 30, 2019

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 7:03 p.m. by Jeff Edwards, of First Coast Association Management, at the Nocatee Welcome Center (Conference Room), 245 Nocatee Center Way, Ponte Vedra Beach, FL, 32081.

The following Board members were in attendance:

Elaine Prisby, President
Terry Jones, Vice President
William Fitzgerald, Treasurer/Secretary

The roll was called and a quorum of the Board of Directors was certified to be in attendance. Jeff Edwards representing First Coast Association Management and several homeowners were also in attendance.

REVIEW OF UNAPPROVED MINUTES

Minutes from the Board meeting held on September 27, 2018 were reviewed. Following the review, a motion was made, seconded and passed unanimously to approve the minutes as recorded. (Jones/Prisby)

FINANCIAL STATEMENT REVIEW

Jeff Edwards reviewed the financial statement for the period ending December 31, 2018. The Association ended the period with an operating account balance of \$50,048.39. Year to date income earned was \$54,533.21 and year to date expenses were \$51,134.04. Accounts receivable totaled \$130.88.

PROPERTY MANAGER'S REPORT

Jeff Edwards reported on projects completed and pending including irrigation repairs and pressure washing of the entrances on Wayfare Lane and Willow Ridge Dr.

COMMITTEE REPORTS

Elaine Prisby of the Property Committee reported that the trees in the playground area were in need of fertilizing. A motion was made, seconded, and passed to appropriate funding for this. (Fitzgerald/Jones)

UNFINISHED BUSINESS

Consideration of Modifications to ARC Guidelines

The Board discussed the option of changing the architectural guidelines to include the addition of white as a color choice for glassed in structures. It was the final decision that an alteration to the guidelines was not necessary and the guidelines will remain the same.

NEW BUSINESS

Review Irrigation Proposal from R&D

The Board reviewed proposals from R&D for an irrigation repair needed near the Willow Ridge entrance and for the addition of zoned irrigation at the two entrances. Implementation of the zoned irrigation would allow flowers to be installed and watered more often without having to run the entire entrance zone which would save on irrigation expense. A motion was made, seconded and passed unanimously to move forward with both proposals (Jones/Fitzgerald)

Appointment of CEC Members and Execute Board Resolution (Re: Fines)

Three owners volunteered to participate on the Covenant Enforcement Committee. Jeff Edwards provided the Board with a draft roster. Following discussion, a motion was made seconded and passed to appoint all three volunteers to the Covenant Enforcement Committee. (Fitzgerald/Jones)

Jeff provided the Board with a Resolution to impose fines for continuing violations and explained the Resolution would enable the CEC to confirm fines without the Board having to meet prior to each Hearing. A motion was made, seconded and passed unanimously to adopt and execute the resolution. (Fitzgerald/Jones)

MISCELLANEOUS DISCUSSION

A motion was made, seconded and passed unanimously to provide a budget of \$100.00 for Holiday Decorations this year due to the theft of some of last year's decorations. (Fitzgerald/Jones)

ADJOURNMENT

With no further business to come before the Board, a motion was made, seconded and passed unanimously to adjourn the meeting at 8:17 p.m. (Prisby/Jones)