

BROOKWOOD HOMEOWNERS ASSOCIATION, INC.

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

Regular Meeting of the Board of Directors

October 09, 2018

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 6:37 p.m. by Elaine Prisby, President, at the Nocatee Welcome Center (Nocatee 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 August 31, 2018. The Association ended the period with an operating account balance of \$9,056.48 with a \$25,000 transfer pending for a total of \$39,058.48. Year to date income earned was \$54,859.84 and year to date expenses were \$35,529.46. Accounts receivable totaled \$649.04.

PROPERTY MANAGER'S REPORT

Nothing reported due to abbreviated meeting.

COMMITTEE REPORTS

(Deferred to Annual Meeting)

UNFINISHED BUSINESS

Consideration of Proposals for Light Repair and Tree Felling

The Board considered proposals for the repair or replacement of the entry monument light located on Willow Ridge Lane. A motion was made seconded and passed unanimously to accept the proposal from American Electrical to replace the light. (Fitzgerald/Prisby)

The Board considered three proposals for the felling of a dead pine tree, located in the preserve off Willow Ridge Lane that posed a potential hazard to the community. A motion was made, seconded and passed unanimously to accept the bid from TreeCo. (Prisby/Jones)

NEW BUSINESS

Review and Vote to Adopt 2019 Operating Budget

The Board reviewed the proposed 2019 Operating Budget and Assumptions provided by First Coast Association Management. A motion was made, seconded and passed unanimously to adopt the proposed budget for Fiscal year 2019. (Fitzgerald/Prisby)

HOMEOWNER COMMENTS

(Deferred to Annual Meeting)

ADJOURNMENT

With no further business to come before the Board, a motion was made, seconded and passed unanimously to adjourn the meeting at 6:53 p.m. (Prisby/Jones)