

BROOKWOOD HOMEOWNERS ASSOCIATION, INC.

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

Regular Meeting of the Board of Directors

July 24, 2019

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 7:00 p.m. by Aubrie Synan, 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. Alice Hubbard and Aubrie Synan representing First Coast Association Management and several homeowners were also in attendance.

REVIEW OF UNAPPROVED MINUTES

Minutes from the Regular Board meeting held on April 30, 2019 and the Special Board Meeting held on June 20, 2019 were reviewed. Following the review, a motion was made, seconded and passed unanimously to approve both sets of minutes as recorded. (Jones/Prisby)

FINANCIAL STATEMENT REVIEW

Alice reviewed the financial statement for the period ending June 30, 2019. The Association ended the period with an operating account balance of \$35,116.91. Year to date income earned was \$28,248.44 and year to date expenses were \$26,613.42. Accounts receivable totaled \$1,532.30.

PROPERTY MANAGER'S REPORT

Aubrie reported on landscape items that had been completed such as trimming the crepe myrtles as well as weeding the entry juniper and reported on items in progress such as the pressure washing of the playground which is scheduled to be completed mid-august.

COMMITTEE REPORTS

Social Committee

Terry Jones reported on behalf of the social committee that they received good feedback on the idea of hosting a fall social and she will contact Natalie for the details and scheduling. At which time a motion was made seconded and passed unanimously to approve \$100.00 from the budget for the fall social (Prisby/Jones).

Covenant Enforcement Committee

Aubrie reported on behalf of the CEC and advised that she has noticed a large amount of response from owners as far as correcting cited violations. She also advised that the last inspection was held on July 10th and the next inspection would be held on the beginning of August with Elaine.

Property Committee

Elaine Prisby reported on behalf of the property committee that she has and will continue to monitor the water usage. The irrigation will be dropped to 1 time in the fall and will be adjusted weather permitting.

Communications Committee

Terry reported on behalf of the committee and requested that an adjusted letter from the Board be sent out through TOPS now that this system is operating and advised she would make a post on the website.

UNFINISHED BUSINESS

None

NEW BUSINESS

Consideration of MacFarlane ARB Appeal

After review, a motion was made seconded and passed unanimously to deny the appeal submitted by the MacFarlane's regarding modification application for changing the accent paint colors on the home as they are not a color on the 'pre-approved' paint color pallet. The MacFarlane's were requested to reapply using colors from the pre-approved list or they may choose to wait and submit a request following the Board's consideration of expanding the paint color pallet for the community.

Consideration to Adopt Proposed Sherwin Williams Colors to Paint Pallet

As part of the MacFarlane appeal several color pallets were submitted for consideration to adopt to the 'pre-approved' pallet. After review of the color pallets a motion was made seconded and passed to deny the proposed colors and appoint a sub-committee composed of two homeowners and Terry Jones as the Board representative, would work together to compose a recommended color pallet for the Board to review and consider for adoption (Prisby/Fitzgerald).

Yard of the Month Discussion

With growing interest in the exterior maintenance of the homes and community involvement, a motion was made seconded and passed unanimously to approve \$200.00 for the purchasing of a yard of the month sign (Fitzgerald/Jones). It was agreed that the covenant enforcement committee would assign one home per month "Yard of the Month".

Homeowner Comments

Bill Fitzgerald provided an update in regards to the speed limit sign being installed in the community. Following the meeting with the county on July 22nd Bill advised that they have made great headway in having the speed limit reduced and that the city would be willing to reduce the speed limit with a petition of 75% of the community signed. If this petition is passed the county will pay 1/2 the cost for replacing the signage. Several owners volunteered to help walk the petition door-to-door for signatures.

ADJOURNMENT

With no further business to come before the Board, a motion was made, seconded and passed unanimously to adjourn the meeting at 8:25 p.m. (Prisby/Fitzgerald)