

Fairfield Ponte Vedra Association, Inc.
Budget Meeting
Board of Directors Meeting
Wednesday October 20, 2010

Brian Mickley called the meeting to order at 7:00 pm. The meeting took place at the Fairfield Clubhouse.

The following Officers and Directors were in attendance:

President	Brian Mickley
Vice President	Bill Tunstall
Treasurer	Peter Greene
Secretary	Philip Smith
Director	Geoffrey Black
Director	Gigi Longhini
Director	John Bates
Director	George Ely
Director	Barbara Ames
Director	Lois Remolde

Shelby Hansen, Community Association Manager, was present from Signature Realty and Management. Gigi Pelletier and George Meyer were present representing Fairfield Committees. Several homeowners were present.

The meeting was properly noticed. The minutes from the Board of Directors meeting, held on Wednesday September 15th 2010, were previously emailed to all of the members of the Board for review prior to this meeting. Bill Tunstall motioned to approve the minutes. Peter Greene seconded the motion. The motion passed.

Randy Whitney, a Fairfield homeowner was present. Mr. Whitney was representing the homeowners on Egrets Walk Lane and their opposition to the noise produced from the Palm Valley Gardens. The board will issue a letter in opposition to any permits from being issued by the county to the Palm Valley Gardens-special events allowance. The Public Hearing is scheduled for 1:30pm November 4, 2010 located at the Planning and Zoning Division, Permit Center, 4040 Lewis Speedway, St. Augustine, Florida.

Treasurer's Report:

Peter Greene, Treasurer was present and had previously emailed out his report. Bill Tunstall motioned to accept the financials. George Ely seconded, the motion passed.

2011 Budget:

Peter Greene treasurer was present and had previously emailed out two versions of the 2011 budget. Joe Mitchell received more money to fund flowers and landscaping for next year. The financial committee initially believed that the assessments could remain at \$382 a quarter. However, after a second review of the reserves by the financial committee, it would be favorable to recommend a \$10 per home per quarter increase so that Fairfield can begin filling the deficit in the reserves. By the pooling methods, which is when the balance sheet items are combined, we are fully funded. However we would have to start increasing by 2012 using the pooling method. On a straight line method, which is when you calculate the useful life of an asset and subtract the depreciation, we have a shortage approaching \$1000 per homeowner. The \$10 would start to cover \$40 per year per homeowner. The operating budget is likely to go up slightly next year. What Fairfield would like to do is to ease the homeowners into the price increases rather than hitting them all at once.

George Ely motioned to accept the finance committee's recommendation for the 2011 budget with the acknowledgement that the quarterly dues will increase to \$392 a quarter. Phil Smith seconded. Bill Tunstall Opposed. The motion passed.

Committee Reports:

Facilities:

Mr. Ely was present representing facilities. The south tot lot will be taken over by Geoffrey Black. Mr. Black has small children and Mr. Ely does not. Therefore, the tot lot committee feels as though Mr. Black is more suited to do the research and get some useful adolescent feedback.

The clubhouse plans will be finalized by November's meeting. Gigi Longhini and Lois Remolde are working with Mr. Ely. Mr. Ely is predicting the budget will be completely expended.

Architectural Review Committee:

Mr. Ely had several ARC's since Fairfield's last meeting. One call came in for irrigation wells. Mr. Mickley believes this subject is found in the covenants and restrictions for the master association. Mr. Meyer will look into the covenants and get back to Mr. Ely.

Pumps & Irrigation:

George Meyer was present representing pumps and irrigation. Florida Pump service pulled one of the pumps. It had a dead short on it.

Landscaping:

Mr. Meyer was present representing landscaping. Precision Turf just did a run through of the system. They will have their report within the next couple of weeks.

Roads:

Mr. Meyer was present representing roads. Duval Asphalt has answered Fairfield demand letter to request for reimbursement of the irrigation costs. Fairfield has no other choice but to rebill the homeowners on Glen Eagles. Geoffrey Black and the Fairfield Board of Directors have exhausted all avenues to collect for damages.

Overnight parking on the streets remains an issue. An ambulance truck would not be able to get through if there were 2 cars parked on either side of the road. Three streets in particular are Bouganvilla, Azalea Point Dr South and North have been identified as problem areas. A \$25 fine will be imposed to vehicles parked overnight in the streets.

RV Lot:

Gigi Pelletier from RV Lot committee was present. The RV lot has continual activity. Just recently Fairfield had issues where an owner left his boat in the clubhouse parking lot for longer than the 48 hours allowed as provided in our Operating Rules and Regulations.

Communications Committee:

Gigi Pelletier was present representing committees. The Fairfield flyer is going out with the next billing cycle. In it will be the First Notice of Annual meeting for March 16th, 2011. Shelby Hansen will make a reservation at the PGA Senior Center. Also in the flyer will be an explanation of the budget increase. Then, a

notice to homeowners about overnight parking along with the possible \$25 fine issued per instance. Lastly, a new vehicle registration form will be included.

Property Manager's Report:

Shelby Hansen previously emailed out a management report. Banks are stalling on listing any of their properties on the MLS for sale. None of the Bank owned properties located in Fairfield are on the REALTOR MLS.

API-15 – Fairfield is filing an affidavit, to be signed and notarized by the President as soon as possible as part of due diligence in the foreclosure process.

CC-18 The homeowner missed 2 payments. A formal letter will be sent out explaining the cost associated with a foreclosure and a demand for payment.

CC-19 is in a short sale. The owner has indicated they will not pay the assessments until the house sells. George Ely made a motion to send Intent to Foreclose to CC-19, all were in favor. The motion passed.

CA-5201 is bank owned.

Peter Greene would like to recommend foreclosing on the bank. George Ely motioned for Shelby Hansen to get a legal opinion from Dale Westling as to whether or not we can foreclose on the banks, and that if we can we proceed to do so immediately. Phil Smith seconded.

Old Business:

Nothing to discuss.

New Business:

Nothing to discuss.

Adjournment:

Bill Tunstall motioned to adjourn. George Ely seconded. All were in favor. The meeting adjourned at 8:02PM.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Regular Meeting of the Board of Directors held on Wednesday, October 20, 2010.

Signed,
Fairfield, Secretary

Approved _____ (Date) Initialed _____ (By)

