

SAINT JOHNS NORTHWEST MASTER ASSOCIATION, INC
Meeting Minutes - approved 8.29.24

April 22, 2024
2pm
Quarterly Meeting

NEW BUSINESS:

Art Carlo Called Meeting To Order at 2:02pm ET

Michael Schmitz motioned to approve last minutes - Marilyn Golden 2nd - Approved

Financial Report - Marilyn Golden mentioned audit is being done and covered financials details. Report motioned and approved (Herb)

Tom Jenks - Reported on the WGV sale of to the county - covering what is covered and what is not in the sale. At this point - no decision has been made on what will happen with that property. Most relevant impact to the SJNWMA is the revenue...being that those parcels make up approx. 16% of the revenue. The Board is in the "listening" stage at this point and are monitoring this. We are asking the World Golf Foundation to keep us in the loop going forward.

Art Carlo - Led a discussion of issues with Property Advisors Management - and termination of agreement. Tom provided details of the legal process of terminating the contract. Marilyn covered frustrations with the financial side (issues getting information, zero or slow responses, etc). Vote to terminate was held and passed unanimously. Motioned to terminate made by Marilyn and 2nd by Herb.

Website update - Michael and Lon Grundy stated it's all working well but are asking for assistance with all 11 suba-ssociations to promote it to get residents signed up for the new site.

Westminster Pines - Engineer John Nevin provided update that electrical lines will have to be moved in the future because of new buildings that are planned.

Pond Gauge Reading - Herb Cain - Currently all right where we want them to be.

Conservation Easement - Art/Tom - This association has passive ownership of the underlying land. No trapping, hunting, etc allowed on this property.

New Community Association Management Agreement Discussion - Art/Lon/Tom - Motion made by Lon and 2nd by Herb to hire VESTA as our new CAM. Contract signed by Art on site.

Audit Engagement Letter (Property Advisors Management) and External Audit Review - Art discussed the delay and why it happened - but Jim Hutchens (Auditor) now has what he needs and is undertaking the audit now.

Legislative Update - Tom provided preview of changes coming...

- Property Managers Summary
- Mandatory list of items to be posted on the website
- Records Retention Policy updated
- Audit is required going forward - but this board already does that
- Owners can request accounting detail for what they owe
- Newly elected directors must take DBPR course within 90 days of becoming a Director

OLD BUSINESS:

Bacteria Application Update - Herb/John - Quote received but holding off until audit is done.

Fish Barrier Installation on Pond 332 Update - Herb - See above

Grass Carp Stocking - Herb - See above

Drainage Ditch Survey at Legends - Art/Tom/John - confirmed it's not under our jurisdiction.

Westminster Pines Reimbursement - Tom confirmed it has been received.

Open Forum - Lance Williams commented on Westminster Pines Construction and that it is starting around 6am in the morning. Art responded that Westminster Pines was contacted (the General Contractor) and confirmed he got waivers from the county to start early with the work.

Adjournment at 3:29pm ET