

St. James Park Homeowners Association
General Meeting Minutes
Monday, October 21st , 2019

Officers Present: President Walt Strong, Treasurer David Payne

Officers Absent: Vice President Ike Donnelly, Secretary Jennifer Donnelly

Board of Directors Members Present: Thom Duncan, Ed Chojnicki, Don Cervi

Board Members Absent: None

Committee Chairs Present: Carol Odom

Committee Chairs Absent: Cheryl Barton, Ashton Carmichael

Members Present: Cherry Strong, Emely Duncan, Zach Fullbright, Manivannan Jayenbran, Laura Weeks

President Walt Strong called the meeting to order at 7:00P

1: Motion to approve July 15, 2019 minutes by Carol Odom, seconded by Thom Duncan...unanimous approval

2: President comments -

- OEC Fiber Optic installation - OEC has been doing a great job of installing the Fiber Optic Cable. Still work to be done but disturbance to the neighborhood has been minimal. All present concurred that OEC is doing good.
- South Pond Update - Thom Duncan: Pond remains low. Will set up a meeting with City staff (Carrie Evenson) and SJP residents about what is needed and who will accomplish. Council Member Sereta Wilson has expressed a desire to be involved. We will need a good turn-out of SJP residents to support our position on repair.
- Security Cameras — Ed Chojnicki talked about a multi-camera system with WiFi capability he saw at Sams Club. Cost approximately \$2,000 but is not in the budget. Install would be self-help (Ed Chojnicki, Thom Duncan and other residents). Initial consideration was for outside cameras but inside could be added. It was discussed that SJP resident Lt. Teddy Wilson should be included in the design since he has experience from a law enforcement perspective. While this expense might be affordable in this years budget, everyone concurred that we should budget as a 2020 expense. Ed and Thom will study and sketch a design to be reviewed before moving forward.

3. VP Donnelly - absent - no remarks

4. David Payne Treasurer - Budget numbers look good. Expenses under budget, revenue above budget. Utility use, highest use months are behind us. Some more landscaping needed but anticipated to remain in-line. Revenues up except down on clubhouse. Water usage down, electric up a little. Don Cervi says a comparison of 2018 and 2019 budget pace looks like we could be \$7K - \$8k ahead of last year.

4. Developer Report

- Christmas Lights — will add lights to north island. Green on club house, white on guardhouse and red on holly trees.

- Santa Reading — Must begin planning now if we want to have Santa read the Night Before Christmas for the children. We may include alpacas that were a big hit with the kids last year. Carol said Cheryl Barton may be interested in helping organize this event.
- 2020 Budget Meeting — will organize a budget meeting over next couple of weeks. 2020 purchases: A couple of new tables with umbrellas around the pool and security camera system being considered.
- Don would like to find someone with writing skills that would create a quarterly news letter for SJP HOA.
- Pansies (yellow) installed. Want to continue using Maria Dawson, Horticultural Artistry to maintain entry landscape.

5. Clubhouse, Pool, Fitness Center - Ed Chojnicki

- Pool closed.
- Fitness center - equipment seems to be at a good level. Use is good.
- Floor due for touch-up. Carol would like to discuss replacement of the floor. It is difficult to clean and there are complaints from those that rent the clubhouse. Consider a skid-proof floor. Carol says she is ending her volunteer days because the floor is such an issue.

6. Carol Odom — July 15 thru today, there have been 10 rentals. Two of the 10 were non-residents. August was busiest month and there are two reservations for May 2020 graduation parties. Three in November, two in December with a few other requests that have not been paid so not on the calendar.

7. Cheryl Barton — Activities — not present

8. New Business:

1. Thom Duncan talked about researching the possibility of installing daylight type lighting, that focuses down, vs what is currently used along walking paths. Don says this would likely be an OEC issue and might have an associated cost for making the change.
2. Don says the developers have dedicated some land along South Lake Boulevard that will be a City Park. What park will look like is TBD.

Meeting adjourned