

MINUTES
JARVIS CREEK CLUB POA
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 14, 2016 AT 3:00 PM

- I. Call To Order And Certification Of Board Quorum – Peter called the meeting to order at
 - A. Officers and Directors present – Peter Kristian, President; Joyce Biales, Treasurer; Matthew Edmunds, Director
 - B. Officers and Directors absent – Chuck Lobaugh, Vice President; Caroline Harrington, Secretary
 - C. Owners In attendance – Frank Martin.
 - D. IMC Resort Services, Inc. representatives – Dave Lewellen, Association Manager; Garrett Hamilton, CFO / VP Accounting; Melissa Fenstermaker, Minutes

II. Owner Forum – None at this time.

III. Approval Of 10/26/16 Board Meeting Minutes – Joyce / Matthew motion to waive the reading and accept into record as presented. Motion passed unanimously.

IV. Financial Report

- A. Cash Position – Dave presented the cash position of the association as of November 30, 2016.

Operating Checking AAB	\$16,188.24
Insurance Reserve AAB	\$ 2,861.55
Replacement Reserve AAB	\$40,359.88
Title Transfer Reserve AAB	\$16,694.07

Garrett joined the meeting at 3:15 p.m. and gave the Board the financial position of the association as of December 14, 2016.

- B. Accounts Receivable (Executive Session) – The Directors came out of executive session at 3:10 p.m.
- C. Budget Variance Report – Dave covered the Budget Variance and noted that there are no issues. The association is running within the parameters of the 2016 operational budget.
- D. Hurricane Matthew Update – To date, just a little under \$18K has been spent toward the recovery efforts. Dave distributed a bid a bid from Freeman's Tree care for the board's review. **Matt / Joyce motion to hire Freeman's Tree Care for an amount not to exceed \$9,750 to move tree debris to Spanish Wells Rd and grind the large stumps that remain in the community. The motion passed unanimously.**
- E. 2017 Budget – Previously Approved by the Board and will be distributed with the notice of the annual meeting.

V. Update On The Bridge Project

- A. Update On The Bridge Project – The project is moving along

VI. Committee Reports

- A. Arb - Discussion of Recent Arb Ruling Re: Fine – Frank discussed recent communications of the committee members with the Singers. The owners have not agreed to do anything that the committee requested: live fence no taller than 4 feet; put satellite dish on roof; landscaping in front needs to be addressed. The committee has not agreed on the amount of the fine. Peter reiterated that the mission of the committee is to bring compliance to the community's guidelines / covenants. The ARB will have a resolution in the next few days.

Coach Lamps – An owner has been advised to replace the lamps with something that is similar to what was there. Once the committee has a reasonable submission, they will authorize the owner to install.

- B. Pool - None at this time

- C. Security, Covenants & Bylaws – None at this time.

- D. Finance – Covered during the financial report above.

- E. Nominating – Frank discussed the submissions from the owners who put their names in for the two seats which are up for election at this year's annual meeting. Peter Kristian is one of the candidates. Alan Carter submitted his name to be included.

- F. Grounds And Entrance – Irrigation off due To Main Being Crushed due to the work at the front entrance. This will be corrected after the road realignment project is completed. Plants at entrance will be pulled and replaced with pine straw.

VII. Old Business

- A. Update On FEMA Application – Craig Fenstermaker has not heard back from FEMA regarding the association's application.

VIII. New Business

- A. Annual Meeting Preparation (1/12/17) – Discussed during the discussion of the candidates for the Board. The package was mailed to the owners earlier in the week.

IX. Set Date For Next Board Meeting – The next meeting will be the Board reorganization meeting immediately following the annual meeting on January 12, 2017.

X. Adjournment – Matt / Joyce motion to adjourn at 3:58.