AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 22, 2014

A Board of Directors Meeting of the Amelia Park Neighborhood Association, Inc. (APNA) was held this day in The Social Hall, Holy Trinity Anglican Church, 1830 Lake Park Drive, Fernandina Beach, Florida.

BOARD MEMBERS PRESENT
Donna Paz Kaufman, President
Michael Spicer, Vice President
Karl Ashley, Secretary-Treasurer
Beverly Combs, Director
Jim Higginbotham, Director

AMELIA ISLAND MANAGEMENT
Peter Mallory, Community Association Manager
Shirlene Reeves, Financial Director
Joan Sheets, CAM Administrative Assistant

OWNERS PRESENT
Sign in sheet on file.

OPEN FORUM FOR RESIDENT QUESTIONS AND COMMENTS
The Board entertained questions and comments from the homeowners present.

CALL TO ORDER
Notice of the meeting was emailed to the Board on September 19, 2014 and posted on property, which is in accordance with the Documents of the Association. There were five Board members present in person, which represented a quorum. President Kaufman called the meeting to order at 4:26 p.m.

APPROVAL OF MINUTES
Approval of the August 18, 2014 Board of Directors Meeting minutes was deferred until the October Board meeting.

FINANCIAL REPORT
There was one discrepancy with the August financials. Karl Ashley and Shirlene Reeves will resolve this issue.

Karl Ashley moved to accept the Financial Statement, following revision. Michael Spicer seconded, and the motion passed unanimously.

2015 Budget Plans
Karl Ashley reported he has begun working on the budget for 2015, but he needs input from the committee chairs, except Michael Spicer; he has his estimates already. President Kaufman asked that everyone get their numbers to Mr. Ashley so the budget can be reviewed at the October meeting.

Collections
Attorney Teresa Prince explained the process if APNA pursues collection on the outstanding account which has been discussed before.

Michael Spicer moved to have Teresa Prince send intent to lien letter at a cost of $150.00 to the former resident to give them the opportunity to pay the delinquent amount. Jim Higginbotham seconded, and the motion passed unanimously.
COMMUNITY ASSOCIATION MANAGER’S REPORT (Peter Mallory)

Peter Mallory reported the following:

- Since the last meeting, he has been working on covenant violation letters and follow ups.
- Met with pressure washing contractor regarding pressure washing some common area sidewalks.
- Met with FPU representatives to do a survey of street lights in the neighborhood to determine what types of fixtures are in use. A plan will be put into place for consistency and harmony in the lighting while realizing cost savings.
- He will follow up with FPU on a master lighting plan for the neighborhood.
- There were some scheduling issues with repairs to the concrete alleys, but this project is nearly complete. There are two more areas to be done when funds are available.
- Jerry Neal inquired if a quote has been obtained to fix the path lights for the townhouse and the cottage sections of the Garden District. Coastal Electric has changed out the bulbs which were out; some bulbs were not working due to inferior bulbs. This cost will be put under pathway lighting.

President Kaufman asked that a resident workshop be held once the plan is ready since a review of neighborhood lighting was brought up at the January Annual Meeting and this has been an area of keen interest since the inception of the neighborhood.

RULES & REGULATIONS WORKSHOP – Saturday, September 27th at 9:30 a.m.

Karl Ashley reported he will present a series of draft rules & regulations at the workshop for comments and discussion. The draft resolutions will be posted on the website and eblasted to residents for review before the workshop. After all comments are reviewed, final draft regulations will be posted for 14 days prior to adoption.

OTHER BUSINESS

Michael Spicer stated, when construction begins on the new development to the north (Coastal Oaks), the City will be opening up South 15th Street eventually. He asked Jim Higginbotham to communicate with the City regarding not opening up the south end of 15th Street into the ANPA neighborhood until the major construction and big truck traffic is completed. Mr. Higginbotham will follow through with this.

GOVERNING DOCUMENTS UPDATE – Teresa Prince, Tomassetti & Prince

The Amelia Island Management staff was excused from the remainder of the meeting at 5:48 pm. The Board listened to a report by T. Prince regarding proposed revisions to Amelia Park’s Declarations. Discussion ensured.

DATE OF NEXT BOARD MEETING

4 pm Monday October 20, 2104 at the Social Hall of the Holy Trinity Anglican Church

ADJOURNMENT

Motion made by M. Spicer to adjourn, seconded by B. Combs. Motion passed 5:0
Meeting adjourned at 6:47 pm.