AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 20, 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
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 October 16, 2014 and posted on property, which is in accordance with the Documents of the Association. There were four Board members present in person, which represented a quorum. President Kaufman called the meeting to order at 4:21 p.m.

APPROVAL OF MINUTES
Michael Spicer moved to approve the August 18, 2014 Board of Directors Meeting minutes, as written. Jim Higginbotham seconded, and the motion passed 4:0.

Michael Spicer moved to approve the September 22, 2014 Board of Directors Meeting minutes, as revised. Jim Higginbotham seconded, and the motion passed 4:0.

FINANCIAL REPORT & 2015 Budget
Karl Ashley reported the Association is in excellent shape financially. He and Shirlene Reeves continue to work on merging PSMI’s accounting records with Amelia Island Management’s system.

Karl Ashley reported the number of single family lots has increased from 249 last year to 264 this year. The different types of structures have been broken out (townhomes, condominiums, the church, etc.) for better tracking. The preliminary, draft, estimated budget is approximately $240,000. This budget at this time does not anticipate any increases in the assessments. The next step is for Karl Ashley to meet with the Budget Committee to finalize the budget and bring it to the Board for approval.

Beverly Combs had submitted Trim All proposals on the infrastructure (landscaping and irrigation). A new assessment has been made of what it would take to go through the neighborhood and trim the street trees at approximately $29,400. A schedule needs to be developed to maintain these trees. Several different areas were discussed.

COMMUNITY ASSOCIATION MANAGER’S REPORT (Peter Mallory)
Peter Mallory reported the following:
- Pressure washing the common element sidewalks is underway.
- There is painting needed at the kiosk.
- The rocking horse on the playground has been fixed.
• The common element boardwalk at Old Town has rotten boards which have been replaced.
• Pending CCRs are being reviewed.

Getting more contact information on owners (email addresses, phone numbers, etc.) was discussed. President Kaufman suggested this be a part of the Annual Meeting package.

INFRASTRUCTURE – IRRIGATION
Jim Higginbotham reported the irrigation from Field Street to the kiosk has been approved and will be installed in the next 2 to 3 weeks. This will complete the irrigation project. This does not include the pump.

RULES & REGULATIONS UPDATE
Input was received on the revisions at the workshop. The Board must decide which changes they wish to adopt and have their attorney officially incorporate these into the Declaration. There are eight areas which were updated, discussed and voted on to accept the changes as follows:

• Leasing – Michael Spicer moved to approve. Jim Higginbotham seconded. Motion passed 4:0.
• Vehicle parking (boats and trailers, etc.) - Michael Spicer moved to approve. Jim Higginbotham seconded. Motion passed 4:0.
• Signage and flags - Michael Spicer moved to approve with revisions. Jim Higginbotham seconded. Motion passed 4:0.
• Pets - Jim Higginbotham moved to approve. Michael Spicer seconded. Motion passed 4:0.
• Soliciting (no door to door) - Jim Higginbotham moved to approve. Michael Spicer seconded. Motion passed 4:0. Signs will be posted regarding soliciting.
• Landscape maintenance of developed lots - Michael Spicer moved to approve. Jim Higginbotham seconded. Motion passed 4:0.
• Landscape maintenance of undeveloped lots - Jim Higginbotham moved to approve. Michael Spicer seconded. Motion passed 4:0.
• Landscape maintenance of special use parcels - Jim Higginbotham moved to approve. Michael Spicer seconded. Motion passed 4:0.

The draft regulations will be sent to the Board with these revisions for their review.

COASTAL DISTRICT DESIGN CODE UPDATE
Rusty Footlik has submitted the updates for the design code. This will be on the November agenda for review. This needs to be formally adopted and posted on the website.

TOWNHOME COLORS – PARB RECOMMENDATION
The proposal is that uniform body color would continue on the townhomes. A homeowner could request an option for PARB review for the porch, shutters and door. The language will be reviewed and this will be on the November agenda for formal adoption.

The original lights on the townhomes are no longer available. If anyone wants to change to different style, they must get PARB approval. The lights need to remain consistent.

OTHER
Jim Higginbotham reported he has spoken with John Cotner regarding the cost of renovating the Pavilion when a new roof becomes necessary. Mr. Cotner suggested holding a town hall meeting with the Board and owners to discuss the desired design. To do this study would cost approximately $3,000. Discussion ensued.
Jim Higginbotham moved to conduct this study on the Pavilion this year, not to exceed $3,000. Karl Ashley seconded. Motion carried 3:1. Michael Spicer voted nay.

The garbage bin enclosure recommendation from the PARB has been received. The process to follow will be discussed at the November meeting.

The next Board Meeting will be November 17, 2014.

**ADJOURNMENT**
Motion made by Jim Higginbotham to adjourn, seconded by Karl Ashley. Motion passed 4:0. Meeting adjourned at 6:00 pm.