

ST. ANDREWS HOMEOWNERS ASSOCIATION, INC (SAEHOA)

BOARD OF DIRECTORS MONTHLY MINUTES

10/15/2024 302 Brockfield Dr - 6:04 PM

Pledge of Allegiance – led by President.

Roll Call- Present: Jinny Hurley (Pres), Tami Mondy (VP), Jim Kerr (Secretary), Jim Kersey, Jan Kendall, and Don Johnson, and Barbara Gocek (Treasurer)

President’s Call to Order

Meeting called to order 6:04 p.m.

Secretary’s Report- September minutes were officially acknowledged as read by all present board members and accepted.

Treasurer’s Report- September Reports given by the Treasurer. Beginning balance Sept. 1, 2024: \$17,387.81. Expenses: \$3,034.14. Income from Dues, Donations, Compliance Fees and/or Estoppels - \$175.00. Ending balance September 30, 2024: \$14,528.67.

The budget for 2025 was presented by the Treasurer:

SAEHOA 2025 Budget for Board of Directors Review

Budget Category	Amount (Jan-Sep)	Oct	Nov	Dec	Estimated Total
Admin/Office	\$ 5,026.74	\$ 136.09	\$ 136.09	\$ 136.09	\$ 5,435.01
Front Entrance	\$ 473.05	\$ 52.56	\$ 52.56	\$ 52.56	\$ 630.73
Lawn / Tree Maint.	\$ 1,900.00	\$ 211.11	\$ 211.11	\$ 211.11	\$ 2,533.33
Mtg. / Social	\$ 613.58	\$ 68.18	\$ 68.18	\$ 68.18	\$ 818.12
Utilities	\$ 962.61	\$ 106.96	\$ 109.96	\$ 109.96	\$ 1,289.49
Totals	\$ 8,975.98	\$ 574.90	\$ 577.90	\$ 577.90	\$ 10,706.68

Number of homes **210**
Average cost per home estimated for 2025 **\$ 50.98**

1. Amounts (Jan to Sep) costs were adjusted to estimate Oct, Nov, and Dec budgetary costs.
2. Lawn / Tree Maint. amount does not include \$1,543.99 for rubber mulch at front entrance.
3. Admin / Office amount includes \$3,801.91 for the two insurance policies the HOA pays. For the Oct-Dec period, these were removed.
4. Total estimated costs per household is estimated at \$50.98. With a large cash balance in the bank account and income from estoppels not being part of the budget, it is recommended that the dues be kept at \$40.00 per year for 2025

Committee Reports.

Welcome Committee – No new homeowners were greeted.

Social Committee – The Board discussed the scheduled Pot Luck and made the decision to cancel it for this fall. Due to damages from the hurricane to homeowners property, the lack of supplies in the stores, and the ability of having the vendor be able to supply the food that the HOA pays for, the hardships were too much to continue. The Community Yard Sale will be held on November 1st & 2nd. This date can be moved pending the ability of the County to

remove yard waste. The annual homeowners meeting will be held in the Eberhardt Room on December 8, 2024, at 1:00 PM.

ARC- Three (3) ARC requests for patio, window installation, and fence installation were approved. A certified letter was sent out and acceptance was refused by a homeowner for continued parking of an RV on the driveway.

Election Committee: There will be two (2) open positions for the Board of Directors and there are three (3) homeowners who have submitted their names wishing to run. The Presidents letter, ballots, dues notices, and labels for mailing will be sent to the printer this week.

Estoppels – One (1) estoppel has been submitted in September. There have been 18 submitted year to date.

Website – Website is up to date on all necessary information. All 2024 social events and dates are listed. Photos from the yard sale and potluck are on the website.

Old Business

None

New Business:

Membership Discussion – Due to damages at the CA, the Board meeting was held at a Board members home with the public invited. No membership discussion occurred.