

Board of Directors Budget Meeting
Wednesday, December 18, 2024 5:30PM
100 Villa Club Dr St Augustine, FL 32086

AGENDA

1. Call to Order – Establish a Quorum
2. Board review and vote on PROPOSED 2025 Budget
3. Adjourn

Board of Directors Meeting
Wednesday, December 18, 2024 5:45PM
100 Villa Club Dr St Augustine, FL 32086

AGENDA

1. Call to Order – Establish a Quorum
2. Proof of Meeting Notice
3. Approval of Annual Meeting Minutes: December 14, 2023
4. New Business –
 - a. Advise board of the new quarterly meeting requirements and reporting of all board members to BOI
 - b. 309 Hidden Garden Court – business from home
 - c. 952 S Garden Lake - Geese
5. Homeowner Forum
6. HOMEOWNER VOTES
Election of Directors
7. Adjournment

Board of Directors Organizational Meeting
(Immediately Following the Annual Meeting)

- Agenda:**
1. Call to Order
 2. Establish Quorum
 3. Appointment of Officer Positions
 4. Set a date for next board meeting
 5. Adjournment

Hideaway at Old Moultrie Association, Inc.
100 Villa Club Dr
St Augustine, Fl. 32086

Income	2024 Yearly Budget	2025 Yearly Budget
Owner Assessments	\$57,960.00	\$61,362.00
Cap Cons	\$1,200.00	\$1,200.00
Misc	\$3,001.25	\$1,500.00
Income Total	\$62,161.25	\$64,062.00
126 Properties - Annually	\$ 460.00	\$ 487.00
Expense	PROPOSED 2024 Yearly Budget	PROPOSED 2024 Yearly Budget
Administration	\$0.00	\$0.00
Accounting Fees	\$4,100.00	\$4,100.00
Computer Maint/Supp	\$0.00	\$0.00
Legal Fees	\$500.00	\$500.00
License, Taxes, Permit	\$61.25	\$61.25
Office Supplies/admin	\$200.00	\$200.00
Postage/Fedex	\$150.00	\$150.00
Bank Charges	\$50.00	\$50.00
Multiperil Insurance	\$5,900.00	\$5,900.00
Electricity	\$8,700.00	\$8,700.00
Lake Maintenance	\$3,500.00	\$3,500.00
Lawn Maintenance	\$11,000.00	\$11,000.00
Maintenance Supplies/Repairs	\$1,500.00	\$2,400.75
R&M Playground/	\$0.00	\$0.00
Mulch Irrigation Tree trimming	\$7,500.00	\$7,500.00
Payroll	\$10,800.00	\$13,800.00
Payroll Taxes	\$1,200.00	\$1,200.00
Reserve Transfers	\$7,000.00	\$5,000.00
Reserve Interest	\$0.00	\$0.00
Expense Total	\$62,161.25	\$64,062.00

DISPATCH DEPOT
4475 US HWY 1 S., #205
ST. AUGUSTINE, FL 32086
904-829-5310
MAIL@DISPATCHDEPOT.COM

HIDEAWAY AT OLD MOULTRIE ASSOCIATION
100 VILLA CLUB DRIVE
ST. AUGUSTINE, FL 32086

INVOICE-FIRST NOTICE OF ANNUAL MEETING

<u>DATE</u>	<u>SERVICE</u>		<u>CHARGE</u>	<u>COUNT</u>
10/11/2024	<u>MAIL PREP.</u>	\$	79.43	131
	*AFFIX LABELS			
	*FOLD/INSERT 3 PAGES			
	*SEAL/METER			
	<u>COPIES-3 B/W</u>	\$	47.16	
	<u>TAX</u>	\$	3.07	
	<u>PRINTED ENVELOPES #10</u>	\$	32.75	
	<u>TAX</u>	\$	2.13	
	<u>POSTAGE FIRST CLASS</u>	\$	92.25	
	<u>INVOICE TOTAL</u>	\$	256.79	

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HIDEAWAY AT OLD MOULTRIE ASSOCIATION
100 VILLA CLUB DRIVE
ST. AUGUSTINE, FL 32086

INVOICE-SECOND NOTICE OF ANNUAL MEETING

<u>DATE</u>	<u>SERVICE</u>	<u>CHARGE</u>	<u>COUNT</u>
11/22/2024	<u>MAIL PREP.</u>	\$ 98.13	157
	*COLLATE/INSERT PACKET		
	*COLLAATE/INSERT RET ENVS		
	*SEAL/METER		
	<u>COPIES-9 B/W</u>	\$ 169.56	
	<u>TAX</u>	\$ 11.02	
	<u>PRINTED ENVELOPES 12 X 9, #10, #9</u>	\$ 157.00	
	<u>TAX</u>	\$ 10.21	
	<u>POSTAGE FIRST CLASS</u>	\$ 320.28	
	<u>INVOICE TOTAL</u>	\$ 766.20	

HIDEAWAY AT OLD MOULTRIE ASSOCIATION, INC.

Minutes for Budget Meeting

Location: Villa San Marco -100 Villa Club Dr. St Augustine FL 32086

Date: December 14, 2023

Time: 3:30 PM

1. The meeting was called to order by Jesse Ricks at 3:02 pm
2. Established quorum with 2 board members present, Jesse Ricks and Jennifer Zambrano (via phone) Andrea Fallon stepped down from the board so she was not present and Marrius Timis is in the hospital and unable to attend.. Also present was Corinne Nigro, LCAM for Hideaway at Old Moultrie.
3. Present Report – Jesse made a motion to appoint Elvis Webb and Danny Brown to the board. Jennifer second AIF.
4. The 2024 budget was reviewed by the board present. Members discussed the increase due to the growth of trees in the community and the overall state of the economy.
5. Elvis Webb discussed the need to fix the playground and add Carp to the ponds. Jesse made a motion to approve the addition of the Carp, Jennifer second, AIF.
6. Jesse Ricks made a motion to approve the 2024 budget, Jennifer second, AIF
7. Jessie Ricks made amotion to adjourn at 3:20, Jennifer second, AIF



Hideaway Old Moultrie <hideawayom@gmail.com>

Domestic Goose problem

1 message

Orangeman1976 <orangeman1976@gmail.com>
To: hideawayom@gmail.com

Tue, Oct 8, 2024 at 10:19 AM

Dear Carin,


Attached please find video footage of geese who were once pets to the Stanton family (952 S. Garden Lake) attacking my daughter and I on the way to the bus stop. The geese have been present for roughly 3 weeks and persistently harass the kids in the neighborhood as they walk to and from the bus stop.

Thank you,

Erik Sabo
512 N. Tree Garden Dr.

Sincerely,

Erik Sabo, Esq.
The World's Most Fascinating Orangeman

 **IMG_0559.MOV**
2936K



Hideaway Old Moultrie <hideawayom@gmail.com>

HGCT #309

4 messages

DR <dr4242@gmail.com>

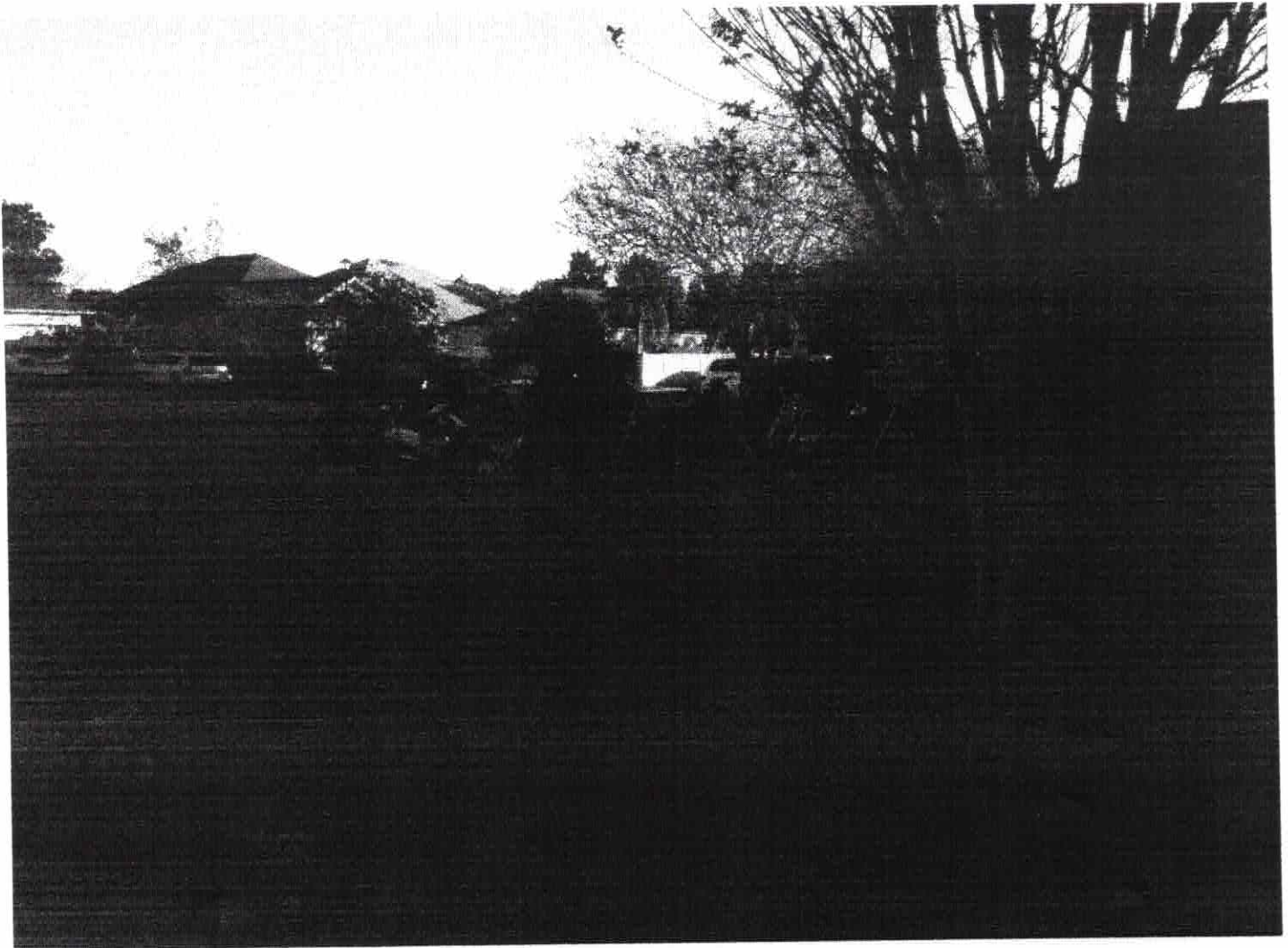
Wed, Dec 4, 2024 at 11:36 AM

To: Hideaway Old Moultrie <hideawayom@gmail.com>

GM Corinne,

Can you share any update/progress toward clearing this eye sore from our community? Attached photo, taken today 12/04, shows addition untagged, junk cycles have been added to the lot, plus the undrivable jeep heap remains parked curbside. How can this be allowed or tolerated, by law or covenant?

Please advise.



Regards,
Dan R.

Hideaway Old Moultrie <hideawayom@gmail.com>
To: DR <dr4242@gmail.com>

Wed, Dec 4, 2024 at 1:15 PM

Good afternoon,

Unfortunately, this is going to have to be addressed with the board.

The owner has not complied with our notices on multiple occasions.

The fine process is as follows :

- Send courtesy notice
- Send violation notice
- Send fine notice

The fine notice allows him the opportunity to meet with the board on a specific day to discuss why he isn't in compliance.

<https://mail.google.com/mail/u/1/?ik=d009fa9d46&view=pt&search=all&permthid=thread-f:1817528453737309803&siml=msg-f:181752845373730980...>

If he fails to show up, or respond to the meeting notice, he automatically surrenders his right to ask the board to consider his reasoning.
At that point, a fine is put on his account. All we can fine for a violation is up to \$1000 per event.
If he isn't worried about the fine then most likely he will continue violating the rules. It is a very very frustrating situation when this happens.
Before the fine notice is sent though, this needs to be addressed to the board at the meeting on the 18th, I have added it to the agenda.
They will make the ultimate decision on sending him the fine notice and give me a date that they can offer him to reconcile.

Thank you,

[Quoted text hidden]

Corinne Nigro LGAM
Property Manager
The Hideaway at Old Moultrie
100 Villa Club Dr. St Augustine, FL 32086
HideawayOM@gmail.com
904-342-7466

DR <dr4242@gmail.com>

Wed, Dec 4, 2024 at 9:46 PM

To: Hideaway Old Moultrie <hideawayom@gmail.com>

Thank You for taking the time to respond, Corinne.

Have the best Holiday Season possible.

Take Care.

[Quoted text hidden]

Hideaway Old Moultrie <hideawayom@gmail.com>

Fri, Dec 6, 2024 at 10:37 AM

To: DR <dr4242@gmail.com>

Sorry that I can't rectify it sooner for you. I get the frustration of living next to that!

Happy Holidays!!

[Quoted text hidden]



Hideaway Old Moultrie <hideawayom@gmail.com>

Problem Geese

1 message

Orangeman1976 <orangeman1976@gmail.com>
To: hideawayom@gmail.com

Tue, Oct 8, 2024 at 2:32 PM

Dear Carin,

Thank you for meeting me this morning. Per our discussion regarding the problem geese (care of the Stanton family):

St. John's County Ordinance 99-51, 2016-13, Sec. 2.03.56(c): prohibits the ownership of geese

St. John's County Ordinance 2015-19 "Animal Control" states: ...animal is a public nuisance if it molests or chases passers by

St. John's County Ordinance 19-01, Sec. 5-9: Foul running at large prohibited

I hope this is helpful alongside the video footage previously sent in resolving the geese problem.

Sincerely,

Erik Sabo, Esq.
The World's Most Fascinating Orangeman



Hideaway Old Moultrie <hideawayom@gmail.com>

Problem Geese

5 messages

Orangeman1976 <orangeman1976@gmail.com>
To: hideawayom@gmail.com

Fri, Dec 6, 2024 at 3:48 PM

Dear Cann,

Thank you for meeting me this morning. Per our discussion regarding the problem geese (care of the Stanton family):

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The World's Most Fascinating Orangeman

Hideaway Old Moultrie <hideawayom@gmail.com>
To: Orangeman1976 <orangeman1976@gmail.com>

Wed, Dec 11, 2024 at 3:17 PM

Good afternoon,

Please refresh my memory on how we know this owner is the owner of the geese?

Thank you,
Corinne

[Quoted text hidden]

Corinne Nigro LCAM
Property Manager
The Hideaway at Old Moultrie
100 Villa Club Dr. St Augustine, FL 32086
HideawayOM@gmail.com
904-342-7466

Orangeman1976 <orangeman1976@gmail.com>
To: Hideaway Old Moultrie <hideawayom@gmail.com>

Thu, Dec 12, 2024 at 3:08 PM

Good afternoon,

Their daughter (Gigi Stanton) told the middle schoolers, who were curious as to how the geese ended up in our neighborhood, on her bus that the geese were her families' and that they disposed of them in the middle of the night. Hearsay evidence but, the students on the bus (including my kids) heard the admission.

Sincerely,

Erik Sabo, Esq.
The World's Most Fascinating Orangeman

On Dec 11, 2024, at 3:18 PM, Hideaway Old Moultrie <hideawayom@gmail.com> wrote:

[Quoted text hidden]

Hideaway Old Moultrie <hideawayom@gmail.com>
To: Orangeman1976 <orangeman1976@gmail.com>

Fri, Dec 13, 2024 at 10:48 AM

Good morning,

Unfortunately, the board needs to be able to provide proof that the family is in violation.

There are laws against fining owners without proof.

Geese are all over Florida and in all communities, they are a nuisance and I am not saying that the family's daughter made it up, but there is no proof that this family abandoned geese.

The best I can do at this time is to discuss it with the board to see how they would like to proceed.

12/18/24, 1:25 PM

Gmail - Problem Geese

You of course are always free to call the county and ask code enforcement to come out and speak to the family.

This will be on the agenda for the board meeting next week.

Thanks,

[Quoted text hidden]

Hideaway Old Moultrie <hideawayom@gmail.com>

Fri, Dec 13, 2024 at 10:52 AM

To: Orangeman1976 <orangeman1976@gmail.com>

Also please send me the address of the home that you believe to be in violation.

Thanks,

[Quoted text hidden]



Hideaway Old Moultrie <hideawayom@gmail.com>

Problem Geese

Orangeman1976 <orangeman1976@gmail.com>
To: Hideaway Old Moultrie <hideawayom@gmail.com>

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