



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday April 8, 2024

1. Introduction by Don- 6:00 pm called meeting to order Pledge of Allegiance.

2. Roll Call- Sharon Berry (SLID Liaison), Gary Wessel (Welcome Packets, Safety), John Olesick (Permitting), Don Elwell (First Vice Pres, Meetings), Maritza Telesky (secretary), Tish Jeffers, (Treasurer), Donald Sordino (Safety), Leroy Kaylor (Violations, 2nd vice President), Rick Logan (President).

3. Board Member reports

a- **Treasurer report-** (Tish) - March 2024, Gross Profit \$10,631.36 total expenses \$9,145.84. Net Income \$1485.52. YTD Net Income \$73,951.68. Net Property and Equipment value \$343,295.44 Total assets \$447,074.54. John Olesick made a motion to accept information as presented, Gary 2nd, voted passed.

b- **Secretary** - (Maritza) - Confirmed review. Motion made to accept Minutes as presented by John Olesick, 2nd by Sharon, voted passed.

c- **Violations-** (Leroy) - 116 violations in the month of March 2024. 2 Final letters, 28 lawns, 24 trash cans out, 16 trailers, 21-yard debris, 12 bulk waste. Gary advised of an extended period of time a crane has been parked on Rolling Hills Rd. Office to send a letter to the contractor advising of removal or status.

d- **Permitting-** (John Olesick)- 22 permits for March 2024. Fences- 4, New homes- 6, paint- 4, roofs- 3, Screen panels -1, sheds - 3, solar panels -1.

e- **SLID Liaison-BILL KLOHN:** Project on Rt. 98 west of Floral continues to move forward. Sewer force main to Madrid complete. **APEX MOTOR GARAGES AND TOWNHOMES ECO LIVING APARTMENTS:** Interiors close to completion, occupancy goal now June. Website active at: www.ecolivingflorida.com **SPANISH MOSS APARTMENTS ECO VILLAGE:** Birch Ave. waterline and road improvements have been permitted; road construction has begun. Website active: www.theparc.com **THE PARC & ECO VILLAGE MADRID AREA LOTS:** All permits submitted to County. HOA driveway permit pending Website now active: www.racevillassebring.com **MADRID PROJECT,** (behind Annett Bus) 36 **HOMES SIGNATURE:** A general contractor has been secured to start the cabins. Land clearing has begun in the area adjacent to the parking lot area. **VILLAGE X:** Revised site plans have been developed but no timetable in place **RV PARK AND CAMPGROUND BALKI BISRAM:** Met with me to review plans and budget. No timetable in place yet **FLORAL PLAZA AND TOWNHOMES RJS REAL ESTATE:** Owns the land east of our office, met with staff to discuss options 11 ACRES DIRECTLY EAST OF THE DISTRICT OFFICE. Don attended a meeting as well, no further updates. The lot next to Dollar General is also sold but no plans as of yet. Don will be meeting with the Signature H owner later this week.

f- **Neighborhood Watch:** Tish advised perhaps creating a Board position for neighborhood watch. Perhaps John Barlow or creating a committee.

g- **Welcome packets-** (Gary)- nothing to report.

h- **Safety-** (Donald S)- Stop signs requests have been created. Tip for home safety this month: adding a smoke detector to the garage is a good idea. When cleaning your grill do not use a metal brush (creates a swallowing hazard). Remember drinking alcohol and driving a golf cart is also considered DUI. County maintained roads have a (green/white letters.) Resident asked about our hired deputy. Currently our deputy patrol is on hold. Violations - reminder that signs are not allowed in yards unless a permit is requested for vendors. Including political signs not allowed only on porches or windows. Violations will now be spot checked and not just on typical days. Gary asked if folks are still driving through private property, yes, they are.

4- Items for Discussion:

- a. Property insurance rate reviews. Tish made a motion to renew at \$1550.31, Gary 2nd, voted passed.
- b. Surplus funds and lien releases reviewed.
- c. Currently above ground pools from May 1st - December 1st. Leroy made a motion to keep dates as is and review again at expiration date, Gary 2nd, voted passed.
- d. April 27th at 9:00am- volunteers needed to help clear out old lending closet and move items to shed behind the HOA building. Current volunteers Jeff Halsey, Marianne Cerere, Alan from SLID, Tim from SLID, Don Elwell and John Olesick.
- e. Israel from SLID presented a request for HOA to contribute \$2400.00 for two entrance signs to be revitalized, as they are doing for all other signs. John Olesick made a motion to contribute the full requested amount of \$2400.00 for new entrance signs, Gary 2nd, voted, Leroy, nay. Passed.

5- Old Business:

- a. Tish advised she hasn't had much success with code enforcement regarding residents having a business on property where large vehicles drive through street and no driveway being poured.

Directors Round Table

Donald S.- asked who should monitor construction dumpsters if they are overflowing. Advised if it seems it is overflowing, please report to the office and they will call the contractor or send a letter. Leroy- nothing, Tish, nothing, Maritza- nothing, Sharon- nothing, Gary- nothing, John Olesick- thank you to everyone, Don - nothing, Rick- nothing.

Community member comments:

Residents would appreciate workers throwing their trash in dumpsters or taking their trash and not letting trash fly over other properties.

Resident asked about a permit for an additional overhang being added to his backyard shed. To be reviewed by the board. John presented info to the board. The decision was made to communicate with surrounding neighbors as the aesthetic will affect 5 surrounding backyard neighbors. prior to approval or denial. Adding to next month's agenda for vote.

Graham construction asked if they could keep their corporation sign 4'x8'. The board discussed this is not allowed. We only allow 30x30 signs.

Next meeting 5/13/2024

Adjourned the meeting at 7:18pm

Secretary

Maritza Telesky