



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

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

2. Roll Call- Tim Roland (SLID liaison), Tish Jeffers (treasurer), Leroy Kaylor (violations/ 2nd vice president), Don Elwell (Vice President), Rick Logan (President), Maritza Telesky (secretary), Leroy Kaylor (violations/ 2nd vice president)

3. Board Member reports

a- **Treasurer report-** (Tish) - December Profit and Loss statement. Total Income \$1364.10 Net Income - \$8029.76. Current Financial statement not available. Request office staff, request from accountant office current and then post November and December 2023 on website. Tim made a motion to accept information presented, Leroy 2nd, voted passed.

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

c- **Violations-** (Leroy) - December 102 violation, 11 bulk waste set out too early, 16 lawns needing maintenance, Trailers, and yard debris 9 each, 13 trash cans not put away. Leroy has observed many folks parking on empty lots that don't belong to them.

d- **Permitting-** (John Rarick)- 16 total. 3 metal buildings, 1 new home, 2 paint, 2- roofs, 1- screened porch, 1- shed, 4 solar panel installs.

e- **SLID Liaison-** (Tim) - BILL KLOHN: Project on Rt. 98 west of Floral is in process. APEX MOTOR GARAGES AND PLAZA WEST: 75 loads of concrete were used for the first phase of garages, and the steel frames are being installed 8" sewer force main being bored on Cozumel for phase two of Apex garages, they will be installing wooden temporary power poles until metal can be brought in at the expense of APEX. ECO LIVING APARTMENTS: Units have been painted and project moving forward. SPANISH MOSS APARTMENTS ECO VILLAGE: Permitting for Rt. 98 road entrance in process with the County. THE PARC & ECO VILLAGE MADRID AREA LOTS: Permitting with County in process, environmental completed. MADRID PROJECT: (behind Annette Bus) 36 HOMES. SIGNATURE: Final permitting for the Cabins in process THE FARM, SENIOR CAMPUS, BLUE HERON, GOLF COURSE, CROWN JEWELL, CABINS. VILLAGE X: Revised site plans have been submitted. RV PARK AND CAMPGROUND BALKI BISRAM: No new update FLORAL PLAZA AND TOWN HOMES BRAULIO GOMEZ: County Planning and Zoning Commission to review their plans for the 21-acre site off Rt. 98 and behind the country club villas. RJS REAL ESTATE: Have purchased the land from Gary Greene, east of our office. They are a Peruvian investment group that have numerous lots throughout Spring Lake and have been looking for commercial property. They will be meeting with District staff to discuss site planning. 11 ACRES DIRECTLY EAST OF THE DISTRICT OFFICE. Resident asked about previously discussed EMS services/ Fire Station off Haywood Taylor. Don advised the county is moving forward but there has been a change in project managers. New project Manager is moving project along. Also advised he will be proposing a passage for residents once the emergency road is built from Haywood Taylor to Spring Lake.

f- **Neighborhood Watch:** nothing to report. Don advised some new solicitors going around. Please be vigilant and ask anyone to leave if you are not interested.

g- **Welcome packets-** (Don)- November 2023, 8 new owners and no new renters.

h- **Safety-** nothing to report.

4- Voting items:

a- Garage limitations- Discussion of using county guidelines for requirements of 2nd garages. Brief discussion amongst board. Mr. Lawrence Factor- brought to the board some information with regard to some lots are not capable of placing a garage on the side or attached because of the lot structure. Phil Gentry asked if the current height restrictions in Village V would be impacted, because their current height restriction is 35ft? Mr. Mike Personate- 7 years in Spring Lake and a former race car driver, advised Sebring is a racing community and would like to be able to add garages to protect investments and bring in potential residents. This discussion is for villages that do not have specific language in their covenants not for those that already have language. Rick made a motion of maximum height of 24ft like county, Maritza 2nd, voted Tish nay, passed.

b- Is attachment necessary? Tish advised some designs can't logically be attached and its time to allow unattached garages. Chris Welty advised the county is no longer approving odd, shaped lots and affirmed detachment is the best way to go. Tish made a motion that 2nd garages do not have to be attached but will have a similarity to materials and roof of main home, Rick 2nd, voted, Leroy Nay, passed.

c- Do we allow metal buildings as material? Discussion among board members about metal if it can truly be made to appear to match home. John Olsen- resident advised consideration of how a metal building impacts the rest of the block and surrounding neighbors. John Olseck - reiterated a metal building will always look like a metal building but it must be safe. Mr. Jackson advised he is indifferent to metal or not but color consistency is important to have in writing. Rick made Motion made to approve metal, with modifying materials for look, with similar roof style, same color as principal resident, CAT 5 with standing, Tish 2nd, Leroy Nay., passed.

d- 2nd garage size- Discussion amongst board. Minimum 550 sq ft. with a maximum of 1000 sq ft. Mr. Gentry advised currently the County is not approving 2nd driveways as easily as in prior years. Leroy made motion for 2nd garages to have a minimum of 500 sq ft to a maximum of 1000 sq ft. Rick 2nd, voted passed.

5- Informational and discussion items:

a- **Winners of Christmas decorations.** 3rd place winner **Stephanie More** on Granada, 2nd place **Renaldo Soto** also on Granada, 1st place **Jan Wheeler** on Rolling Hills rd.

b- 2024 annual dues of \$50 and ballots for open positions and other positions sent out 1/8/2025.

c- John J. Olesick was nominated to assume the position of Permit Chair. Motion made by Tim, Leroy 2nd, voted passed.

Directors Round Table

Tim- advised this is his last meeting as he is now on the SLID board; **Tish-** gave all board members a copy of House bill 919 for review. **Leroy-** Advised write ins are allowed on ballots for new board members, also what can board do about creating a drive way from Red Cedar Road to new office. **Rick-** Happy New Year! **Don-** advised office staff sent us a Thank you card. Also, reminder of county Q&A at state college.

Community member comments:

Resident asked about speed limit on Duane Palmer why 35mph vs. 30mph? Don advised set by county

Next meeting 2/12/2024

Adjourned the meeting at 7:53pm

Secretary

Maritza Telesky

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