



## BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday March 11, 2024

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

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

### **3. Board Member reports**

a- **Treasurer report-** (Tish) - February Statement, Gross Profit \$36945.90. total expenses \$7878.62. Net Income \$29067.28. YTD Net Income \$72466.16. Current Financial statement and Balance statement not available. (office staff please request a statement and balance sheets from the accountant). Leroy made motion to accept information presented, Gary 2nd, voted passed.

b- **Secretary** - (Maritza) - Confirmed review. Motion made to accept Minutes as presented by John ,2nd by Tish, voted passed. Confirmed review of Organizational Meeting minutes, Amendment presented to remove Tim Roland from attendees, John made a motion to accept amended minutes, Leroy 2nd, voted passed.

c- **Violations-** (Leroy) - 99 Violations for month of February 2024. Trash cans 24, Trailers 19, Bulk waste 16, Lawns 13, 5 final notices sent and 1 sent to Code Violations.

d- **Permitting-** (John Olesick)- 20 total for February 2024. 2 Driveways, 2 fences, 1 Gutter, 3 new homes, 1 pool, 1 rock tile, 1 roof, 1 shed, 1 shutters, 1 sidewalk, 2 windows. 7 requests for new homes this month thus far.

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 April. **SPANISH MOSS APARTMENTS ECO VILLAGE:** Birch Ave. waterline and road improvements have been permitted; road construction should commence by the end of March. **THE PARC & ECO VILLAGE MADRID AREA LOTS:** All permits submitted to County. HOA driveway permit pending **MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES SIGNATURE:** Civil Engineering plans completed and approved by County. District staff to relocate utility lines for cabins per Resolution guidelines. **VILLAGE X:** Revised site plans have been developed but no timetable in place **RV PARK AND CAMPGROUND BALKI BISRAM:** Drawings complete, but not available to the district yet **FLORAL PLAZA AND TOWN HOMES RJS REAL ESTATE:** Have purchased the land east of our office. No update from owners of 11 acres directly east of the district office.

f- **Neighborhood Watch:** nothing to report. Request to be made by Monica to forward Sheriff's report.

g- **Welcome packets-** (Gary)- January 16 total. 6 new renters, 10 new homeowners

h- **Safety-** (Donald S)- After driving around, no streetlights found on Golf Ct., Spring Hill Rd / Limetree there is no STOP sign, Honeysuckle / Blossom Speed Limit sign has been hit and knocked over. SLID and county will be advised. Trucks coming out of APEX do not stop as they exit onto the main road. Donald asked about an environmental study done on water from the airport that runs into our system, no info on airport websites regarding the same.

### **4- Items for Discussion:**

- a. New Board Members Donald Sardino and Sharon Berry
- b. advised of release of lien income \$622.28
- c. Minutes must be approved prior to being added to the website.

- d. Everyone on board reviewed their contact info.
- e. Tish opened discussion regarding a business being operated in a residential home (not a small at home business) but a large vehicle repair operation. This resident was not forthcoming with regard to garage use when this body approved the garage being added on the property. Donald- asked about golf cart repairs being done in garages.

### **Directors Round Table**

Sharon- nothing, Donald- special thanks to mail lady and to garbage workers for kindness, Gary- nothing, Rick- we need to move on business issues asap, Maritza- nothing, Tish- nothing further, Leroy -Let's be neighborly to our neighbors we can have a better place to live, John- thank you to residents he's worked with thus far, Don- shared Business google info; 99 visits to website, 297 profile views, 56 searched for us. Signature homes has asked the board to review county and HOA review land development regulations to coincide with county regulations as it prevents some movement in processes (over 50 years old). The board will have to get with Attorney and circle back to Mr. Gose as requested. Keep in mind this is race week and there will be a lot of noise and traffic this weekend (fireworks at finish- advisor for pets) on March 23rd there will be bike races taking place through Duane Palmer - be advised.

### **Community member comments:**

Residents asked how we can insure no gas-powered vehicles on eco park path.

Dog Park event on March 23rd as well as racing be advised.

The Parc School to be a Charter School with a natural environment not part of HOA.

Next meeting 4/8/2024

Adjourned the meeting at 6:54pm

Secretary

Maritza Telesky