



BOARD OF DIRECTOR/MEMBER MEETING MINUTES

Monday December 11, 2023

Introduction by Don- 6:00 pm called meeting to order.

1. Roll Call- Leroy Kaylor (violations/ 2nd vice president), Tim Roland (SLID liaison), Tish Jeffers (treasurer), Don Elwell (Vice President), Rick Logan (President), John Rarick and John Gary Wessel (welcome packets),

2. Board Member reports

a- **Treasurer report-** (Tish) - November income \$5,152.02; expenses \$12,043.81. Net income - \$6,891.79 assets total \$38,7061.34 (equipment, property, and liquid) through September 2023. Tim made motion to accept financial statement as presented, Gary 2nd, voted passed.

b- **Secretary -** (Don) - Don, advised the language in minutes from “special board meeting” from November 20th, should not state that any decisions were set in stone, but the language was used as a guide for discussion / recommendation at this board meeting as an agenda item. Leroy made a motion to accept the minutes with that added verbiage. Leroy made a motion to accept and Rick 2nd, voted passed.

c- **Violations-** (Leroy) - November 102 violations. Bulk waste - 21 and yard debris - 19, were the largest violations. Gary asked if bulk (for example) was put out on Wednesday but it’s getting picked up Friday, do folks still receive a violation. Leroy explained that example is not typical – people usually have it out much sooner.

d- **Permitting-** (John Rarick) - 16 total permits. 2 concrete slabs, 3 fences, 1 masonry job, 1 paint, 3 screens enclosure, 1 shed, 4 solar panels, 1 sunshade.

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. **ECO LIVING APARTMENTS:** Units have been painted and project moving forward (window matter is ongoing with the county / state). **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 ANNETT 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.

f- **Neighborhood Watch:** nothing to report.

g- **Welcome packets-** (Gary)- No packets.

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

Voting items:

- a) Should we continue having a phone directory booklet? After discussion, the board agrees to postpone printing of booklet for 2024 and see what response is from community as many perhaps do not use anymore.
- b) Discuss Christmas bonuses for staff, Totaling \$670.00. Motion made by Leroy to pay Christmas bonuses as presented. voted passed.
- c) Increase HOA fee to \$50 from \$45. Discussion among board. Rick made a motion to raise dues by \$5.00 to \$50.00, John 2nd voted, Don nay, passed.
- d) 2024 budget posted on website? Yes
- e) Should we send ballots with return postage? Motion made to send ballots with no return postage by Tim, Tish 2nd, voted passed.
- f) Vacant lot owned by HOA sell or no sale? The value is approximately valued at \$26K. Tish advised she believes the value may rise as the Apex garages are up and running as well as ECO apartments. Leroy made a motion to table the idea of selling the lot for one year, Tish 2nd, voted passed.

Information and Discussion:

- a) December 15th is the deadline for Christmas decoration voting.
- b) Spring Lake HOA will now be taking credit cards for payments, which will have a surcharge of \$2.50.
- c) Surplus was from tax deed sales passed month in the amount of \$2152.00.
- d) 4th quarter statement will be sent out this month.
- e) **4 topics of discussion:** **1-** In-law suites: currently there is no standard. Accessory dwelling units proposed limitations on size 500-750 square feet. The unit's entrance will be the entrance of the main home. It will not have an external entry. The 750 square feet has the potential to be a bedroom, perhaps small kitchenette, bathroom and perhaps pantry or laundry room. The addition will not be used as a rental. An agreement will be signed by the owner and board. Resident asked about a separate entry, advising that there already appears to be additional entries. Don reiterated that the Highlands County building department ultimately decides what would be allowed and not allowed with septic tanks, variances etc. After discussion the county does in fact require an interior entrance as well as a separate entrance. A motion made that an addition can be up to 750 sq feet and will follow highlands county regulations for an accessory dwelling unit with interior and exterior door, and only one per home made by Gary, Tim 2nd, Tish and Leroy nay, voted passed. **2-** Discussion to increase shed size to 12 x 20, only one shed per lot with residence on it. The shed may not be used to store vehicles. Motion made to accept revisions (remove # 11) by Tim, 2nd by Gary, Leroy nay, voted passed. **3-** All fences can be up to 6 ft high unless a particular covenant states 5.5ft. Vegetative partitions have no height restriction but must be well maintained and trimmed. Lastly, ranch style and wire fences are not allowed. Slats are not considered privacy fencing for concealment if you can see through them, voted passed. **4-** Garage limitations. After much discussion, the board decided to table any voting on garages until the next meeting. Motion made by Leroy to table this discussion until January 8, Rick 2nd, Tish and Tim nay, voted passed.
Don invited guests to advise any neighbors who may have an interest in garage sizes to attend next meeting.



f) Mediation authorization. Tish made a motion for Tim and Rick to be authorized representatives at the mediation, Gary 2nd, voted passed.

Directors Round Table

- **Johnny Griffith has resigned from his position, if the office could send a thank you letter for his service.**

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No other members had comments.

Community member comments:

Resident suggested a board member visits new home sites for inspections.

Phil Gentry thanked our decorating team.

Next meeting 1/08/2024

Adjourned the meeting at 8:56pm

Maritza Telesky

Secretary

Maritza Telesky