



BOARD OF DIRECTOR/MEMBER MEETING MINUTES

Monday August 12, 2024

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

2. **Roll Call-** Donald Sordino (Safety), Sharon Berry (SLID Liaison), Maritza Telesky (Secretary), Don Elwell (First Vice Pres, Meetings), Rick Logan (President), Tish Jeffers (Treasurer), Gary Wessel (Welcome Packets, Safety).

3. Board Member reports

a- Treasurer report- (Tish) - July 2024, Cash in the bank \$96,510.83, fixed assets totaling \$449,896.08, gross profit \$8427.14, total expenses \$6,638.84, net income \$1,788.30 for July 2024. Net income YTD \$75,886.33. Our new accountant Rebecca Benevides joined the meeting and announced our transition to her firm is 98% complete. She has been in accounting for 28 years. Moving forward our office will be providing 25 copies of reports for residents at monthly meetings. Rick requested Ms. Benevides join our meetings quarterly at her convenience.

b- Secretary - (Maritza) - Confirmed review. Motion made by Rick to accept minutes as presented Sharon 2nd, voted, passed. Don requested 25 copies of proposed minutes for meeting attendees.

c- Violations- (Rick) 152 violations in the month of July 2024. Top five Lawns 85, Bulk waste out too early 14, Trash cans not put away 13, Yard debris out early 10, Boats 5.

d- Permitting- (Rick)- 18-permits for July 2024. Fences-1, New Homes-6, Hurricane shutters-1, solar panels-3, Paint -2, Shed-4, Shingles-1.

e- SLID Liaison- BILL KLOHN: Project on Rt. 98 west of Floral continues to move forward. Third garage complex in process, townhomes to follow Club house also about to start. **APEX MOTOR GARAGES AND TOWNHOMES RACEWAY OUTDOOR RESORT**, from corner of Rt. 98 and along Haywood Taylor Blvd. Project completing development order process with the County (these will be luxury motor coaches not regular RV's) there are also easement plans in process for a possible Madrid entrance. **ECO LIVING APARTMENTS:** Interiors close to completion, occupancy now scheduled for September. Website active at: www.ecolivingflorida.com **SPANISH MOSS APARTMENTS ECO VILLAGE:** Birch Ave. waterline and road improvements have been permitted; road construction has begun. New cabins are being constructed for the school. Website active: www.theparc.com **THE PARC & ECO VILLAGE MADRID AREA LOTS:** Developer Bruce LeDoux in permit process with the County Website now active: www.racevillassebring.com **MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES NEW SPRING LAKE PARTNERS:** Cabin project in process **BALKI BISRAM:** Site plan designed; engineering is in process. No update from last month **FLORAL PLAZA AND TOWN HOMES**

f- Neighborhood Watch: Report issued: 100 calls (up from other months). Sex offender checks done at 100 Voss Ct., 8233 Hampshire Dr., 8301 Granada Rd., 7809 Valencia Rd.. Criminal Mischief, animal complaint (not at dog park), disturbance, civil dispute, serving of warrant, embezzlement, radar request, accident w/o injury, animal bite (not at dog park), theft delayed, harassment, stolen vehicle, shooting in area, suspicious person, domestic dispute all had **1 call** each. Traffic stops 5, watch orders 15, Susp incident 5, alarm 4, susp vehicle 4, 911 hang ups 14, asst public- ATC 6, assist agency 2, juvenile trouble 2, verbal disturbance 2, juvenile curfew 5. submitted by Monica Griffith

g- Welcome packets- (Gary)-June 2024 8 new owners and 3 new renters and July 2024 7 new owners and 6 new renters

h- Safety- (Donald S) - Don asked if anyone other than himself has received any information of the down power line in Cherry Tree Drive. Don advised he received information that leaning poles present no danger, but

we have requested them to be straightened out. Light pole on Woodmont that needs to be trimmed up too many trees covering it. Gary discussed a report from hired officer. Monday 4 stops, 3 warnings, 2 parking violations (not sure what this refers to) Wednesday 3 stops, 3 warnings, 1 parking violation. Officer referenced we could request specific villages. Gary advised to call office if they see folks speeding and give locations. Resident suggested advising hired vendors to not park in opposite direction of road. New resident suggested board member participating in Citizens Academy training to help with changing behavior.

4- Items for Discussion:

- a. Information received from attorney "Deed restrictions cannot be changed without a 51% vote of all owners". Additional garages: 2 car garage can be added to a second lot if it is merged with original residence lot. All new homes must have a 2-car garage before an additional 2 car garage is added. Office to incorporate new information and streamline the information for 2nd garage and Sheds along with adding signature features and ensure correct spelling. Only one shed per residence even if there is an additional lot joined.
- b. Fencing documents also need to be revised with changes discussed adding signature features. Tish will assist in writing new documents.
- c. Surplus tax payment received in the amount of \$630.84
- d. Quarterly statements will be sent out
- e. FRDAP grant presentation by Tim Roland. The district has completed their 10 yr plan. for parks and recreation. Park benches, picnic tables, trees, sod , irrigation. The goal is to create a place for meeting and enjoyment for our residents. Riding, biking and walking paths. Can be reviewed at [PARKS+MASTER+PLAN.pdf \(springlakefl.com\)](#).

Don requested we add Festival updates as an agenda item until after the festival. Phil advised we have 94 vendors signed up, 8 scheduled food trucks, and contests being added to schedule. Such as kids' costumes, dog costumes, and perhaps pie eating contests. SWAT team if available will attend, Lorida Fire dept, and Jan Wheeler will be at First Aide tent. Don Elwell to MC.

Directors Round Table

Don S.- Special thanks to our water department for such quick service. **Sharon-** nothing, **Maritza-** nothing, **Don E. -** Lets add board positions available and board member term limits to the website and prepare a document with the information for the next meeting. Also John O has stepped down from his position in permitting. **Tish-** wanted clarification about any additional road traffic off Bobcat, **Gary-** nothing.

Rick- advised if residents that have been living here at least six months and are interested in becoming a board member please apply at office., Also Leroy requested to put Dale McQuillen to agenda to present information of caladiums.

Community member comments:

Resident asked if a volunteer could approach ladies at the office to assist. Tish advised the beginning of the year is a great time to volunteer.

Next meeting 9/09//2024

Adjourned the meeting at 7:21pm

Secretary

Maritza Telesky

www.springlakepropertyassociation.com