



BOARD OF DIRECTOR/MEMBER MEETING MINUTES

Monday, December 12, 2022

Attendees: Don Elwell, Rick Logan, Tim Roland, Leroy Kaylor, and Maritza Telesky

Absent: Tish Jeffers, Gary Wessel, and John Rarick,

1. Introduction by Don: Began with Pledge of Allegiance, moment of silence for all those going through something difficult.

2. Roll Call- Rick Logan (welcome packets), Leroy Kaylor (Violations and 2nd Vice President), Maritza Telesky (secretary), Don Elwell (President), Tim Roland (Liaison).

3. Board Member Reports

a- Treasurer report- Don (Tish absent) - for month of October 2022. Current assets \$334,208.35 of which is Petty cash is \$100, SunTrust bank account \$256,933 and \$70,322.61 at Mid Florida Credit Union. We have land assets valued at \$26,354.96 some equipment totaling \$50,606.46. Which brings total in assets \$377,962.68. Our only liability is payroll taxes which total \$1407.03. Equity of \$377,962.68. Income statement for month of October and 10 month total revenue. For month of October \$2232.65 and year to date \$143,597.05. Expenses for month were \$8646.47 (loss of \$6413.82 and year to date \$88744.63 in expenses net income year to date \$54,852.42. Tim made motion to accept the report and Leroy 2nd, Don asked if there were any comments and a resident asked about HOA providing reimbursement for hog damage, Don explained we would circle back. Voted passed.

b- Secretary - Maritza asked if everyone had an opportunity to review. Leroy made a motion to accept minutes, Rick 2nd, voted passed.

c- Violations – Leroy stated that he issued 145 violations but explained that the 41 yard debris violations were probably mostly due to hurricane debris. Junk and bulk waste should have been separated and not bunched with yard debris, if it was not a violation was written. Large numbers this month with 29 was bulk waste, 15 Lawn maintenance (lawn should be mowed and raked), 14 trailers. Village I is the only village allowed to have boats and trailers. If someone sees a tractor trailer sitting on the side of the road, please advise Leroy and he will go review issue. Our streets can't handle it and they are causing an issue. 32 Trash cans not put away and one missing portable toilet in front of construction. County has requested we advise if any vehicles not tagged. Don explained that county code enforcement is looking at changing their procedures. Code enforcement currently had a procedure where someone had to call in and issue a complaint but that will be changing. Due to a change Governor DeSantis implemented anyone filing a complaint cannot be allowed to stay anonymous. The county currently only has five code enforcement officers, so they are almost entirely reactive to complaints, not proactive.

d- Permitting- Tim (for John) - 6 permits issued. Paint-1, Pergola-1, Roof-1, Sheds-1, Solar panels- 2. Don explained we are in the processing of working with county. To mitigate the issue of things being built that do not abide by our restrictions, hopefully a smoother process moving forward.

e- **Liaison**- Tim- Developer update: Bill Klohn: plans for the 23 acres west of Flora moving forward and signs have been erected on both ends of the property. Utility capacity fee has been paid according to board resolution. He is currently under contract for the corner of State Road 98 and Haywood Taylor Boulevard.

Florida Homebuilders: Staff is working with this group and have reviewed their site plan for the independent living complex behind our office. Has been a very slow process. Will need entrance through SR 98.

Eco Living apartments: construction continues with the first 52 units. Utility capacity fee has been paid according to board resolution.

Unique self-storage: soft opening has taken place with county permission, actual certificate of occupancy pending.

Eco Village: Working with Jean and District staff on utility infrastructure and with the county on permitting and roads. Site plans have been completed and sent to SFWMD. Utility capacity fee has been paid according to board resolution.

Madrid Area Lots: permitting process has begun with the county and they are working with the district to secure utilities. A site plan was given to us and a meeting is taking place on December 15th to finalize.

Better Homes: zoning changes have been approved for what was the old cougar golf hole south of Bark Park. County Commission approved the project working with the district on utilities. There will be a large site plan available for viewing at our office.

Signature: site plans have been submitted to the county for several projects approved by the planning and zoning commission and were approved by the county.

Realtors input: Chip Boring - advised there are two people interested in purchasing the 10 acres NE corner of 98 and Floral for a potential shopping plaza. Braulio Gomez: A&B Sunshine group is under contract for the 21 acres east of the independent living site and the 10 acres just west of the Baptist Church and East of floral. No projects have been identified. Other builders: As you drive around the district there are several dozen homes and duplexes under construction by various builders who have all secured their water meters. No more slots have been purchased and we will continue to see interest. At Airport meeting. Permissions were sent to the county and city to advise they are selling the property of the construction of APEX high end garages. Lots of development in our community; in five years we may look very different.

f- **Neighborhood watch** - Monica- No reports from neighborhood watch. No reports from Sheriff as their system is still not up and running. Speeders, It appears it is getting worse and no we cannot add speed bumps because our roads are maintained by the county and it is too much of a liability. Suggestion to call non-emergency number and report speeders. Monica told of a situation where a resident parked into their home and saw a woman waking from around their back yard with their planter in her hands. She did leave. They called police but police never showed up. Unfortunately this is common here since many deputies are not stationed here (though many live here). Resident suggested electric gates at every entrance. Monica advised it doesn't really stop people from doing bad things. Resident told of a story where two boys and a girl were walking around and knocked on their door and asked for water. They realized the kids were knocking on doors where they thought no one was home. Because they knocked on other doors asking for water but did not knock on doors where the garages were open. Monica advised everyone to be observant because there are so many new residents in the area. Dog park report: The dog park will be getting new grass so park will be closed off in sections. Reminder to not take aggressive dogs to park but if you see an aggressive dog please call her directly.

g- **Welcome packets**- Rick - October 7 new owners and 4 renters and in November 2 new owners and 4 new renters.

Office updates: John is out of town, 4th quarter statements will go out this week, final ad for phone directory has been sent to printers and hopefully by end of month. Pub is still planning a soft opening in December. Also there is a celebration of life for Larry Dungeon. Larry was a longtime resident and served proudly in the Army during the Korean conflict. Celebration of life Saturday at 11:30 at Spring Lake United Methodist church. Christmas card to board, SLID thank you card from staff and thank you card from Angelo.

New business:

a- Review and approve permit for APEX garages project. Bill Klohn is present tonight to present project plans. Mr. Klohn has been developing for 35 years. Has lived on Lake Henry as a weekender for the past 30 years on Lake Placid Currently resides in Naples. Rendering of garages was presented. When they close proximity to the race track There is an expectation of much interest. Buildings will not be metal they are going to be made of interlocking materials. Will be rated for 140 mi per hour winds. There will be two buildings with a community center towards the rear. The units will be for sale or for lease. The sales price will be \$324,000.00 with an HOA fee. Which will maintain and govern the grounds. The landscaping will serve as a sound buffer. The project is being discussed with local plumbers, HVAC, electrical companies as it is important to keep business local. Bill Brantley a local resident will be the project manager, hopefully we'll be starting in February or March. The project should take no more than 90 days to be completed for the first building. It will be completely gated and lit. Leroy asked if the garages will have living quarters. Yes, there will be a small loft area for living. Leroy asked how the facility will benefit the Spring Lake residents. Bill explained based on the B2 zoning many different things can be built, such as gas stations, retail spaces, shopping plazas. The benefits in the opinion of Mr. Bill is that based on the zoning this particular structure will have the least impact on the residents in the surrounding area. Furthermore with the planned increase in lanes on 98 this particular structure will create a sound barrier and buffer from the expected traffic that will begin happening in the community. Leroy asked if the backside of garages will be ethically pleasing. Yes they will have adequate landscaping. Resident asked how long it will take to have the garages complete, 2 years. 25x55 and 30x55 are the sizes resident asked what the leasing fee will be? It will be \$2000.00 a month and HOA fee will be \$225 per month. Resident asked if the property will intrude into community, it will not. Don reiterated for a question by a resident that the zoning permits commercial building to take place. Resident asked about our communities HOA fee (\$45) how will that be given to our HOA. (This is currently clear how it will be charged and paid). Rick asked about sound suppression? Bill advised that the building are well insulated and that building will create a barrier to community. Resident asked what the rules will be regarding revving vehicles. Other resident reminded that this is a racing community and we are all aware of the noise that comes from race track. Don asked if any more questions for board. Rick made motion to approve Tim 2nd to approve architectural permit. Leroy moved to table the vote until next month. Motion not 2nd and is disregarded. Don asked Bill if there will be a deceleration lane for west bound entrance. FDOT has not moved for this as of yet. Voted passed. Bill advised that to the west property contiguous to APEX garages and goes down to the church, is being planned to have townhomes (2/3) beginning in \$800,000. Also there is a contract for corner lot of Haywood Taylor and 98. No actual plans yet.

b - November surplus of money \$1694.69 from county.

c- Review the of Board of Directors contact info for necessary corrections.

d- A thank you to our new Christmas decorators at all the 5 entrances. (David and Mary Vencill)

e- Board reviewed Christmas bonus. Dori and Lark and Susan (lending closet) \$100 and Dianna Lloyd (cleaning person) Lara Worley (mail person) and Spring Lake Lawn \$50. Voted passed.

f- Festival of Lights will be week of December 12th and winners will be presented at the January 2023.

OLD Business

a- Don and Tish to get together to finalize the budget for 2023.

b- Leroy updated on signs. The new signs will state "DEED RESTRICTED" and should be ready soon and cost a total of \$25 each. Don asked about whether it would be a good idea for signs stating that there is video surveillance in the neighborhood.... Tim did advise SLID has had discussion about that in past and the possible liabilities. Trying to determine language for possibility. We will add to next month's agenda to discuss further.

c- John not available today for Bylaws update, but Tim advised they have been working on language and suggestions for next month.

Directors Round Table

Tim - nothing

Maritza- nothing

Leroy- Yes, what are we going to do about residents who are closing their garages and creating additional living space instead of having the two car garage required. Don reiterated the need for Bylaws review so we can go to Attorney and have more “teeth” to combat violations of building and other violations. Leroy reminded that he would not be in favor of ever becoming a gated community due to the heavy restrictions with such communities.

Don- Advised that the Spring Lake Fire Department is still in the works but the firm building it is currently building a Lake Placid fire station. Ours will begin when that project is complete.

Rick- What are we going to do about people and builders getting permits from county to build without getting permission from our HOA first. Don reminded that we do not have a concrete solution but the county is aware of our concerns and we are trying to find a solution that isn't too burdensome on the county.

Member comments- resident asked about Wild hogs issues, explained her vegetation and lawn destruction. and that other residents have the same issue. And while some trappers have trapped some. They are still there. This resident has done research and determined that the family must be caught together for eradication. Her suggestion is for the HOA to take this seriously as a community and purchase a corral trap before this becomes an issue for the whole community. Don asked further questions about the trap. Another resident stated the corral trap is not the only expense. Don advised we cannot vote on purchasing this (\$3000.00) because it was not on the agenda but perhaps for the next meeting. Rick and a resident volunteered to do more research on the equipment and other possible options. Don did ask the audience if they would be in favor of having a corral as a stock item. A separate resident made a comment that previous boards have discussed similar issues and have been against this kind of purchase as it sets a precedent. Don stated we have room to purchase this item and could be used as a tool for residents to borrow and the rest to be their expense. Resident explained his concerns about homes that are not well kept and why there is no real repercussions, Don reminded that we need real “teeth” to penalize violators. But this needs to be discussed with our Attorney. Resident expressed all the frustration she experiences with neighbors who do not take care of their properties, Again Don reiterated we are trying to get compliance once we have advice from our attorney on how to deal with this. Let's work together respectfully to get things under compliance. Phil Gentry asked if we are still billing the resident in violation the attorney fee for writing the letter. Don advised we are unsure but we will look into it. Leroy reminder to have attendees state their names before making comments. Merry Christmas, Happy Hanukkah, enjoy the rest of the holiday season.

Don adjourned meeting 7:54pm.

Secretary

Maritza Telesky