



BOARD OF DIRECTOR/MEMBER MEETING MINUTES
Monday, February 13, 2022

Attendees: Don Elwell, Rick Logan, Tim Roland, Leroy Kaylor, Monica Griffith, Maritza Telesky, Gary Wessel, and John Rarick

Absent: Tish Jeffers.

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

2. **Roll Call-** Gary Wessel (welcome packets), Tim Roland (liaison), John Rarick (permits), Don Elwell (president), Maritza Telesky (secretary), Leroy Kaylor (violations/ 2nd vice president), Rick Logan (1st vice president).

3. **Board Member reports**

a- **Treasurer report-** Don (Tish absent) - profit and loss statement. Dues Income totaled \$37,254.76 late fees \$1135.02 total income for January 2023 was \$39,122.14. Total expenses \$23,797.67 Net income \$15,324.47. Total assets including monies and property \$370,947.93. Leroy made a Motion to approve the report into record, Rick 2nd, voted, passed.

b- **Secretary -** Maritza asked if everyone had an opportunity to review. Leroy made a motion to accept minutes into record, Rick 2nd, voted passed. There was a Board of Directors meeting last week to review proposed language for possible amendments and by law changes survey. Tim made a motion to accept the minutes of the meeting and John 2nd, voted passed.

c- **Violations-** Leroy- 111 violations for month of January of which 25 are trash cans not being out away, 21 yard debris out to early, 16 trailers in yards, 15 lawns needing care, 12 bulk waste. A 2021-2022 comparison was presented as well. Violations for 2021 totaled 1,446 and in 2022 1,521.

d- **Permitting-** John - 21 permits issued. Extending driveway- 1, fence-3, new house - 6, new duplex-2, painting-2, patio- 2, shed-3, siding-1, solar panels-1.

e- **Liaison-** Tim- Developer update: Bill Klohn: No new updates from SLID. Airport property still trying to close near Haywood Taylor. Refer back to SLID website. A moment of silence was held for Tim McKenna , board member of SLID.

f- **Neighborhood Watch -** Monica- Sheriff's Office website is currently up and running again. You can see updates and information. January through February 17th there were 85 calls. 19 of which were 911 hang ups. Last week there was a women self defense class in the meeting room. There 30 women and children participated, Chief Fansler from Lake Placid presented the class. The chief is resigning.

g- **Welcome packets-** Gary - none to report.

Office updates: Thank you's received from the lawn company and from Lark and Dori. Results of ballots for board members are in, one written in Jean Raaflaub. There is a new application up for review for a new board member. Johnny K. Griffin (former training officer in Miami Beach). Term dates should be listed by names of board members. Mr.Griffin gave a brief history of his career. A motion was made by Tim to approve Johnny Griffin's application to join the board to fill Dan MacAfee's board position, John 2nd, voted, passed.

OLD BUSINESS

- Reviewing previously submitted permit for garage at 800 Woodside PL. To install a 40'X60' garage in the back of home, cement slab, and a 5ft high privacy fence. Opened for discussion from board, material of building discussed, ceiling height in garage, and roof. John made a motion to approve the permit, Tim 2nd. Leroy,Rick, Gary voted no, Don, Maritza, John, Tim, voted yes, permit approved. Two guests asked similar questions regarding proper channels to get permits and possible building. They were advised to seek information from the office.

-John informed no new info regarding bylaws changes.

-Leroy asked if we are going to make a decision on homeowners closing their garages to make a living area and then adding on another garage.

NEW BUSINESS

Mr. Bill Klohn and Jeff Kennedy made a brief presentation regarding a second permit being requested for a townhouse project. Adjacent to the loft garages project (APEX). There will be four units per building and a total six buildings, totaling 24 new town homes. Three bedroom, three bath with elevator, square footage is 1665 ft. approximately \$800,000.00. There will be a sub homeowners association that will maintain the common areas. John asked which direction the garage doors will be facing the rear of buildings (facing Cozumel). Karen asked if the buildings will have their own entrance. They will in fact have direct access to 98 and not onto Cozumel. Construction may begin in about 6 months depending on sales of properties. Brief discussion about the eco apartments will not have an entrance to 98 the traffic will head out to Duane Palmer. John made a motion to approve, Tim 2nd, voted all said yes, except Leroy voted no.

DIRECTORS ROUND TABLE

Gary- nothing

Tim - nothing

John- nothing

Maritza- nothing

Leroy- good meeting

Don- Speed limit signs have been brought in.

Rick- nothing

Member comments- Member commented about enforcement of code violations. They were advised we can try but the county can also be advised of violations. Members advised they would be willing to assist any elderly residents with yard needs.

Don adjourned the meeting at 7:37pm.

Secretary

Maritza Telesky

Maritza Telesky