



BOARD OF DIRECTOR/MEMBER MEETING MINUTES
Monday October 9, 2023

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

- 1. Roll Call-** Gary Wessel (welcome packets), Johnny Griffith (safety), Tim Roland (SLID liaison), Don Elwell (Vice President), Rick Logan (President), Maritza Telesky (secretary), Tish Jeffers (treasurer), Leroy Kaylor (violations/ 2nd vice president).
- 2. Absent:** John Rarick

2. Board Member reports

a- **Treasurer report-** (Tish) - September financial report. Gross income \$5987.15, total expenses \$43199.61 of which \$23,378.87 was materials for new building (labor was provided by our volunteers Tim Roland, John Rarick, and Rick Logan. Currently we are -\$37,212.46. Gary Wessel would like confirmation of \$7362.97 as insurance charge. Don would like confirmation for cost of driveway paving as an expense or asset. Our assets total \$308,616.74.

b- **Secretary -** (Maritza) Reviewed. Leroy made motion to accept minutes, Gary 2nd, voted passed.

c- **Violations-** (Leroy) - 153 violations for the month of September 2023. Leroy advised of Florida Statute 720.3045 (where association can not prohibit storage of items that are NOT seen) . Top 4 are 45 lawns (5 Final notices), 30 yard waste out early (2 final notices), 20 trash cans , 15 lawns needing mowing (including new construction sites). Reminder Dec 1st above ground pools must be taken down.

d- **Permitting-** (Tim)- **25 total.** 1- driveway,2- garage screen doors, 1- gutter, 1- impact windows, 1- Metal garage, 1- metal shutter, 1- new house, 7- paint, 2- patio, 2- pools and screen rooms, 1- propane tanks w/ privacy fence, 1- roofs, 2- Solar panels.

e- **SLID Liaison-** (Tim) - **BILL KLOHN:** Project on Rt. 98 west of Floral is in process. **APEX MOTOR GARAGES AND PLAZA WEST ECO LIVING APARTMENTS:** Developer expecting November occupancy because of delays with the fire sprinkler system. **SPANISH MOSS APARTMENTS ECO VILLAGE:** Permitting for Rt. 98 road entrance in process, awaiting development order from SFWMD to connect to our utilities. **THE PARC & ECO VILLAGE MADRID AREA LOTS:** Permitting with County in process. **MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES SIGNATURE:** Bids have been advertised for the Cabins **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:** The passing of his partner, Larry Boyd, has impacted this project. Staff met with Balki and he is in contact with other interested parties. **FLORAL PLAZA AND TOWN HOMES BRAULIO GOMEZ:** Met with Gomez and his partner Mike Atkins to review their plans for the 21-acre site off Rt. 98 and behind the country club villas. They are discussing various design options and meeting with other developers to ensure their project is compatible with the others. **OTHER BUILDERS:** Homes continue to be built and numerous water meters have been reserved. Tim advised Deputies have been hired and are staged through out community. Tim has requested a report of findings for next month. Leroy advised he has put no trespassing signs on lots in Rolling Hills Rd due to unapproved drivers Sheriff will be monitoring. John Olesick advised , Let's call sheriff's office when an infraction is seen. Resident will present video footage of trespassing. Resident asked about fishing in ponds, yes it is allowed, old sign will be taken down. Tish advised by Blue Heron folks are driving through lots on ATV's late in evening.

f- **Neighborhood Watch/ Safety Report** (Johnny Griffith). Info from Sheriff's office: total of 52 calls . These can be found at office. September had less calls than August. Maritza asked if we could get details of thefts.

g- **Welcome packets-** (Gary) 15 welcome in September 2023. 8 new owners and 7 new renters.

h- **Safety-** (Johnny) - has been working on a way to keep track of violations being witnessed by residents of infractions, perhaps by cards or on website. Johnny is working on some information to keep HOA board members safe.

New business:

- a) Attorney Kim Sapp has returned with her findings on changings the Bylaws and or Amending. Declarations. Factually $\frac{2}{3}$ of members must vote for a change to declarations. This was done by design to be a difficult process, when you buy into a deed restricted community you ultimately don't want sweeping changes to be simple to make. Sheds was a topic last month. The size of Shed should be determined by a committee that can bring it back to the Board. Essentially a shed can not exceed a size that allows it to be considered a garage. Attorney Sapp reiterated the purpose of Bylaws was to make changes difficult. Don reiterated that declarations "rules and regulations" can be voted on by the Board, (the board can vote on temporary structures). Resident Mandy Johnson - wants a detached garage on a separate lot. Perhaps a minimum size dwelling could be built.
- b) Annual dues to be increased by \$5.00? because of future improvements. Gary asked what kind of surplus would we be looking at if the increase happened? Decided to table discussion until after board budget meeting that will be held at 5pm November 8th in office. Tish asked what entity is responsible for the road into Blue Heron because if we (HOA) is responsible we will have a large expense soon.
- c) Needy organization recommendations: NuHope, Change of Pace, or Salvation Army
- d) Committee for Christmas home decoration contest: Jan Olesick, Tish Jeffers, Linda Ryan and Maritza Martinez.
- e) Four board positions up for renewal (2 year terms) : Rick Logan, Johnny Griffith, and Maritza Telesky running again, and Tim Roland not running again.

Old Business:

- a) Comcast should be connected at new office before end of month.
- b) Fall Festival update- Phil Gentry: 116 vendor reservations, 4 food trucks (Fairwind Ice & dogs, The Chop, Tacos Toreados, and Trinity Lutheran (Bratwursts)) and Kona Ice. 4 exhibitors, many kids activities and a community farmers market. Setup October 28th starting at 8:00am and some setup Friday the 27th evening.

Directors Round Table

Leroy- nothing, Tish- nothing, Maritza- nothing, Rick- nothing, Tim- Friday the 27th The Yellow Door will be having Grand opening with prizes and food, Johnny- nothing, Gary- Signature H is hiring for golf course, mosquito spraying ... SLID member advised spraying has been taking place. Resident asked about ditch with sitting water at 6008 Sherman Terrace causing excessive mosquitoes, Don advised he would inquire. Another resident at 5809 Redwood Terrace excessive sitting water after ditches were recently created. Don- Eco apartments is working with county regarding windows and how to proceed.

Community member comments

Resident asked about Trick or treating, Saturday October 28th.
Resident asked about SLID mowing rotation. Please see SLID office.

Next meeting 11/13/2023

Adjourned the meeting at 7:49pm.

Maritza Telesky
Secretary