



## BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday, June 13, 2022

**Attendees:** Don Elwell, John Rarick, Marianne Cecere, Rick Logan, Leroy Kaylor and Michael Keiber

**Absent:** Maritza Telesky, Daniel McFee

### LEAD RESPONSIBILITIES

#### **TREASURER'S REPORT: Marianne Cecere**

As of April 30<sup>th</sup>, Petty cash \$100, regular account \$265,914.48 and a Mid Florida Money market \$70,323.00 totaling \$336K, as well as land valued at \$26K. Lot on corner of SR 98. Equipment \$1,497.00, fixed assets \$21K, office equipment \$1,100.00 totaling property and assets \$386,944K, on balance sheet liabilities only \$1300.00 payroll taxes. Healthy balance sheet. Income statement through April \$5,470.00 dues income, \$553 late fees, other income \$1,002.00 return check of \$45. \$7,229.00 revenue, expenses \$6,398 income of \$830.00. Wages largest expense and rent. Total net income for the year thus far \$63,863.00. Leroy made motion to approve the report as presented first and second. Voted and passed. Marianne agreed. Don wanted to interject that perhaps we should investigate re: transferring some of those dollars into a higher interest-bearing account and discuss with accountant, Marianne will ask accountant.

#### **SECRETARYS REPORT: Maritza Telesky (absent)**

Don asked if anyone had any questions, additions or deletions. Leroy suggested we change Monica Griffith title that she is Head of our Crime Watch task force. Resident mentioned that the minutes under "new business" **language regarding pets and animals should be listed in "letters" that go out to new residents.** Leroy made motion to approve as amended and Marianne made a second, voted passed.

#### **VIOLATIONS: Leroy Kaylor**

95 Violations in May villages 1-6. Bulk of violations are 15 Bulk waste out too early, 26 Lawn needing maintenance 26 (2 with Final notices) 16 Trailers in side or back yard (2 Final notices). Leroy advised that the political signs continue to be left up and he will be turning those violations over to the attorney. Don advised there was a letter received by a Mr. Politti regarding his sunshade -- he did apply for permit via mail as he is not in town.

#### **PERMITS: John Rarick**

No new permits applied for, Leroy mentioned Mr. Spencer is still awaiting county permitting to be approved to proceed.

#### **LIAISON: Daniel McFee (absent)**

Daniel is possibly leaving area and may be resigning. Phil Gentry attended SLID meeting and reported that 16 acres was purchased by a retail shopping center. No announcement of what yet. Comcast internet no further news only to have us all connected by end of year.

#### **NEIGHBORHOOD WATCH: Monica Griffith**

Monica asked if anyone there was interested in joining the neighborhood watch. Basically if anyone would like to drive around every now and then and report back if something seems suspicious. There were a couple of burglaries. Reminder to lock up your vehicles. Lastly, over the last three weeks suspicious people have been walking and driving around, but happily reported that everyone has been identified. Item brought up, possibly

begin locking restroom at Eco Park. There is a Deputy assigned to Spring Lake, 4 nights a week, from 6pm to 10pm.

### **WELCOME PACKETS: Rick Logan**

Month of April -- 10 new owners and 5 new renters. May -- 12 new owners and no renters.

### **OLD Business**

- Paul Patton has resigned from his board position in Permits, due to unforeseen scheduling issues.
- Don announced if anyone is interested in permits or liaison position, please inquire. Applications available.
- Website proposals have been handed out, for review. Fish Slapped (\$1500-2500 for design and \$200 a month for hosting), Perez designs (\$1840 for design, \$2200.00 for year hosting, disclosure from Don they are coworkers). Discussed possible content for page. Michael made a Motion to approve Fish Slapped to be approved, second made by Leroy. Resident asked about terms. They are both Sebring Chamber of Commerce organizations. Voted passed. Fish Slapped will commence work on website.
- By Laws review. Nothing from Daniel or the committee as of yet
- Sunshine Laws- confirmed by Attorney Michael Keiber, our board is exempt from those regulations but our "board meetings" do have to be publicly noticed.
- Fall festival update, Phil Gentry advised, Flyer have been prepared and have been distributed as of May 28<sup>th</sup>, since then we have 45 vendors showing interest, two food trucks, Lorida Fire Station will be here. Should we consider putting on a pageant? October 29<sup>th</sup> will also be trick or treating day! Perhaps costume contest or pie eating contests.
- Mr. Wayne Estes, the President of Sebring Int'l Raceway was in attendance and gave a brief impromptu update. There are many activities almost weekly, there are plans to repair the bridge, also looking to repair around the flag pole.
- A resident announced there is a spa opening at airport complex.
- The Budget was approved by Gov. DeSantis that includes 3 million dollars for the multi-purpose facility , sheriff's training facility, shelter, EMS or possible aero med, fire station, which will be a great asset to our community, It will be named after fallen deputy Gentry. Also Glades county line Rd to 27 will also be named after deputy Gentry.
- Summer board meetings -- do we continue or skip a month? Resident explained before we take time off perhaps continuing to do work on amending bylaws? Discussed how he is attending other HOA meeting and in Sun Lakes they are revising theirs because they are out dated (1970's). Perhaps only taking one month off and not two and continuing this work of changing/ modernizing By Laws. Don asked around the table to each member should be skip a month or not. We are skipping July and have more data for the By Laws review. Michael moved that we skip July meeting and August if necessary. Voted passed.

### **Directors Round Table**

**Leroy-** Deed restricted community, signs used to be up, over the years they have disappeared. Would like to see those signs back up. Don explained there has been some discussion about it being directly underneath neighborhood watch signs. Leroy suggested ALL ABOUT SIGNS. Motion made by Michael to have 7 signs created that say Deed Restricted Community and No Soliciting. 2<sup>nd</sup> by Leroy voted passed.

**Michael** – With Daniel's resignation, we should seek out a liaison for **SLID**.

Resident- Deed restrictions question regarding political signs. Don confirmed that no politician signs are allowed.

Resident- Lawns that need to be attended to.

Don adjourned meeting

Secretary

*Maritza Telesky*

Maritza Telesky –  
Secretary