



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday September 11, 2023

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

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

2. Board Member reports

- **Treasurer report-** (Tish) - Profit and Loss statement for August 2023. Gross profit \$5626.94, total expenses including payroll \$6255.67, New building expenses and repairs \$14,469.10. Total expenses \$33423.77. Net income - \$27796.83. Gross Assets \$122,267.59 Net income \$46,876.84. Leroy made motion to accept , Gary 2nd, voted , passed.

a- **Secretary -** (Maritza) Reviewed. Tim made a motion to accept , Rick 2nd, voted, passed.
* (make correction to numeration)

b- **Violations-** (Leroy) - 184 violations for the month of August 2023. The top 4 are; 80 lawns (9 final notices), 23 yard waste out early (2 final notices), 19 trash cans (1 final notice-1 attorney), and 17 trailers (1 final notice). Points of interest above ground pools should we allow them to extend past October 1st? First responders are not going to be written up for having their vehicles in the yards or parking right of ways. Moving to a new business. Vacant lot mowing height? by SLID , SLID member answered mowing happens on a rotation not based on height.

c- **Permitting-** (John)- 15 total. 1 driveway, 2 fences, Garage screen door 1, new house 1, repaint 1, roofs 3, Screened rooms 1, sheds 1, solar panels 3. Leroy suggested following up with permits pulled on new fences for height.

d- **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. **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. Phil Gentry update 110 vendors reserved, 4 food trucks, 4 exhibitors, bounce houses and other kids' activities.
Don updated about a barrier being built for jet engine testing that will be built by the airport. expansion at the airport continues. There are talks about a new business that will take the jet engine parts that are disassembled here currently and put them back together to make smaller equipment.

e- **Neighborhood Watch/ Safety Report** Johnny Griffith. Info from Sheriff's office: 2 attempted suicides (CALL 988 or 18002738255 or 911) if you know anyone that might need, 3 thefts in vehicles, there are 155 registered sexual/ predators offenders in Highlands county, there are 4 in our Spring lake community. hangups (8), 1 mentally ill person, 1 noise, 2 civil disputes, 2 juvenile disputes, 3 checked on child abuse, 1 domestic violence, 1 harrasment, 1 offense. Lock vehicles . For sexual predator information see Sheriff's website.

f- **Welcome packets-** (Gary) 10 welcome in August 2023. 6 new owners and 4 new renters.

g- **Safety-** (Johnny) same as above.

New business:

- a) Attorney Kim Sapp attended the meeting, and in summary, the declarations are clear that 2/3 members must vote to make significant changes to Bylaw Amendments, or Declarations. This is not an easy process due to the size of our membership. Attorney Sapp will do some research and will return next month.
- b) Approve requested \$2500 towards the Fall festival to SLID. Monies used for operations. Tish made a motion to approve, Johnny 2nd, voted, 1 nay Leroy, passed. * What did we pay last year?
- c) 13 claim of liens \$5621.20- 2 release of Liens total \$1341.67.
- d) Review HOA disclosure for new purchasing owners. Despite the disclosure document being given with estoppel, ultimately a potential buyer is responsible for due diligence regarding where they are purchasing.
- e) First responders can park on empty lots or right of ways. Board agrees to not send notices to first responder vehicles if they are parked in a neighboring empty lot or right of way.
- f) Above ground pools come down as scheduled or change the take down date? Brief discussion, Rick made a motion to extend above ground pool take down until December 1st, John 2nd, voted passed.

Old Business:

- a) Mid-October for new office opening due to Comcast. Leroy recognized Rick, John, and Tim for the amazing work at the new office.
- b) Tim advised we are set to schedule a privately paid deputy to patrol trouble areas. Leroy will work with SLID to deter private property driving near Rolling Hills Rd.

Directors Round Table

Rick- nothing, Maritza- nothing, Tim- nothing, Leroy- nothing, Gary- thank you for all work from office volunteers, Johnny- perhaps Speakers could use a podium or walk up or stand up when speaking, Tish- nothing
John- Shared a permit approval process for the Funk family, Tim made a motion to approve as presented for a 2 car garage, John 2nd, voted passed. Don advised that Highlands County owned 21 acres of wetlands near eco park and it has donated all 21 acres to Spring Lake for expansion of Eco Park.

Community member comments

Resident asked about the status of the golf course: response from H2 is that 9 holes should be ready by November and another 9 holes in December. Also Speak Easy banquet space will be ready for Holidays "the Yellow Door". Resident asked if chairs in the office will be donated? If so can they be donated to church Hope City. Resident asked if Apex garages will be paying dues. They are in our villages so they will pay HOA fees.

Next meeting 10/9/2023

Adjourned the meeting at 7:40pm.

Respectfully submitted,

Maritza Telesky

Secretary