



BOARD OF DIRECTOR/MEMBER MEETING MINUTES
Monday, March 14, 2022

Attendees: Don Elwell, Paul Paton, John Rarick, Daniel McFee, Rick Logan, Leroy Kaylor and Maritza Telesky

Absent: Marianne Cecere, Monica Griffith and Michael Keiber

LEAD RESPONSIBILITIES

TREASURERS REPORT

No report from Accountant, Don presented the Financials report. Income collected in January 2022 \$45,413. Budget \$9,600.00

Not actually surplus yet, budget is for the year we will be ahead for awhile.

Operating expenses questions: insurance fee not entered, postage higher- not enter, no rent expense booked (Dory explained we have not heard back from new owner with regard to possible new rent fee). Changes to be expected but overall looks healthy. Income appears higher because of Front loading for year.

Motion to be accepted by: Leroy Kaylor, 2nd by Daniel McFee, vote all I's, passed as presented

Brief statement made by **Don Elwell** with respect to previous meeting on February 14th 2022. A little less respectful than we need to have. Let's make it respectful. Going forward we will try. less back and forth conversations, not cross talking over each other. Everyone will have an opportunity to speak.

SECRETARYS REPORT: Maritza Telesky

Nothing as of yet, new to position. Don instructed to review Meeting minutes for February. 2022, for approval. Leroy reminded about continuing the discussion of Pergola's approvals. Opened to questions or concerns. Motion made to be approved as presented by Daniel McFee, Maritza made a second motion, voted, passed.

VIOLATIONS: Leroy Kaylor

Leroy reported that there were 73 violations in February, much better than previous months. Top two infractions, garbage cans, and trailers. (14 violations were trailers and 23 violations were garbage cans and 19 violations were yard debris). Leroy emphasized he only write up yard debris if it's near the front curb of home and not if its in the yard behind trees and such. Opened to questions or concerns.

PERMITS: Paul Paton and John Rarick

Paul reported that 11 permits were applied for in February. Driveway extension, fences, painting. Garage permitting issue of request made for a 56 x 36 garage. Paul stated since last month's meeting he received many calls at home regarding garages. Currently largest addition is set at precedent set is 21 x 40. Discussion of attached and detached. Nothing in writing set to 21 x 40, Paul feels if it is approved there is no stopping how big people want to build. Leroy stated deed restrictions allowed to store antique vehicles and garages should be for two cars and that's it. Daniel stated there is no written direction. Paul stated you cannot put everything in writing. County has no, limitations. Paul stated there was another permit request on Castile for 2200sq feet for

garage. Daniel stated its difficult to say no when there is nothing in the bylaws. Reminder of 3 minutes for comments from Public.

Resident - Nancy Marinelli asked if concrete addition was a consideration for additions being built.

Resident - Wesley, stated its difficult to drive around and see the discrepancies from block to blocks on things being allowed either in the past or currently. Suggestion made of things being in writing.

Resident- Gene Rafflaub- Spoke regarding deed restrictions when you initially purchase your home, if something is not violating the deed restrictions then why can board decide what residents want to build on their properties.

Resident- Dory- regarding sections being able to build more than others. Perhaps a cap on garage door sizes to 8ft not 16ft.

Resident- Discussed feeling as though there is selective enforcement. Discussed neighbor building a firehouse and illegal driveways. Discusses his neighbors having home with many things on their property.

Don curbed the back-and-forth discussion.

Resident- Dave Benson- Commented what is the purpose of violations, if there is no enforcement. Leroy commented he writes up two violations and if a third is necessary then it goes to the Attorney for the Association and legal proceedings begins. Mr. Benson asked then how do the same people continue to make the same violations. Leroy, Don, explained if there is no infraction consecutively then the violations treatment period starts over.

Don stated we will be discussing standardizing the Deed restrictions and perhaps modernized the Bylaws. We will be trying to do as much as we can.

Resident- How can the board add new restrictions after you purchased something.

Don explained this is all a work in process. Resident made suggestion to send survey out to residents.

Resident- Drewitte stated he's lived here in Spring Lake 27 years and the community looks better than ever. Money residents investing now is positive.

Resident- Gentry asked if it would be possible to petition for having a metal building, Don replied all things should be looked at. Daniel McFee read of part of Deed restriction for Village V, Article 2, sub section 6 plans specifications (etc, etc). The process is that the board decides what is approved and not approved, that not to say the restrictions but that it needs to be approved by board and there are no size determinations.

Public commentary- resident stated their only concern is that it blends in with the whole neighborhood. If a new car garage was "too" big or if it didn't look as though it was built like it originally it would ruin the esthetics of the neighborhood.

Residents- up for permit approval with large garage stated the garage would look as though it was part of the original structure as it will be stucco and painted to blend. Discussion of positioning, parcel size, direction of doors. Don asked what would be done for a drive way? Or would it be grass butting up to garage. They stated their would be a new drive way built. The garage opening is actually on side of home and will not be visible from main road. Don brought it back to Board for discussion. John Rarick stated perhaps a sq footage would be easier to determine. Also would zoning be an issue, residential and commercial. Leroy stated he didn't believe square footage should be larger than original home. Don reminded the meeting that perhaps these things will be used to determine future permits but not the one at hand. Daiel Mcfee reminded the meeting that the original Deed restrictions stated every home had to have a car port or garage. Don asked for any additional comments.

Don asked for a Motion to either approve or deny the permit for garage. Daniel Mcfee made a motion to approve, Leroy stated if this was approved would this be the precedent set or if we would revisit. Don reminded we could halt any future permits with garage sizes until a revision to bylaws was made. Maritza asked to clarify from the residents that there was no commercial intent for garage but only personal usage. residents stated it was only for personal use. Commercial use would not be allowed by the county. Rory asked to clarify what we were voting on:

Approving the permit to build a garage the 36x56, garage will be attached, matching home, and garage doors will be facing away from road. Motion to approve, Rick wanted more square footage information, John- no, Paul no, Leroy No, Rick- yes, Daniel- yes, Maritza- yes, Don- yes. Approved

Don stated board will revisit this policy at a later date. Perhaps mortarium. Amendment could include square footage. Daniel confirmed we CAN amend to a smaller square footage. Suggested perhaps a subcommittee be created with one board member and a few residents to come up new proposal. John Rarick to lead up and come back in a meeting or two with recommendation.

LIAISON: Daniel McFee

Daniel attended SLID meeting. Comcast was present and advised that all permits for Fiber optic service has been approved. They further stated they would not be using the county issued grant funds but that they would be investing \$2 million dollars into our community. That we have become a “priority” and would be trying to be running by this summer's end. They will be sending a representative for our April meeting. John Rarick asked how they would be installing this. Resident explained connections. Daniel suggested we get more info next month.

At SLID Diani Stuart- discussed water increases. Also, pickleball courts repairs have been halted due to financial issues, funding lost by Dr. Thakkar as he donated to Country Club. Also discussed turning lane (entering lane) from 98 to new development.

NEIGHBORHOOD WATCH: Monica Griffith

Monica reported via email to Don. Issue at dog park same day. 15 people attended the neighborhood watch meeting. One area of great concern is the speeding on Duane Palmer. Golf cart community discussion. Speed bumps won't be happening either. Discussion of living assisted facility website down. Also possibly hiring a deputy to patrol. Perhaps radar equipment to keep drivers in check, not optimistic of its deterrence.

WELCOME PACKETS: Rick Logan

Rick reported we had 6 new owners and 1 renter in Jan 2022, Feb 4 new owners 1 renter.,

Discussions: Advised by Don to review emails and telephone numbers for new board members as listed.

John our mail man of 20 years is retiring – suggested a gift of \$50. Rick Logan is also having a birthday tomorrow. Leroy Motioned to make a \$50 gift to John, Rick made a second, voted and passed.

\$1017 was released through liens for budget.

Current setbacks for fencing reviewed: **Landscape fence** max height it one foot and must be and must be a minimum of 7.5 feet from property line, Privacy Fence can be up to six feet tall, chain link fence can't be taller than five feet and cannot go past the corner of front of house, decorative fences can be made of wood vinyl or metal and cannot be higher than four feet and must be within 7.5 feet of property line. Don asked why this was on agenda. Leroy suggested always calling to have utility lines checked before trying to install a new fence. Don suggested for NEW Architectural committee to review to streamline deed restrictions, only one board member as part of this committee. Daniel McFee suggested board members read through deed restrictions make notes and then forward to the board member who will be part of that committee.

Bylaws- Don advised Springlake Improvement district would like the board to review current bylaw and attempt to standardize them, among the different Villages. Leroy advised that 60% of owners must respond to letter stating the requested changes. Don hoping for current board member past board members and the owners of property to be part of the process.

Resident – requested an update on Assisted living facility, because this project affects property taxes for all the elderly residents who live on fixed income.

2022- Festival? Phil Gentry did such a great job on Festival in 2021. Should we do a festival? Daniel commented if we did it annually interest might die down, Phil Gentry reminded us it was a task to store all the food and the “picnic” stopped having great attendance and was cancelled a few years ago. Don suggested we recruit Signature homes to lead the festival for 2022. Board agreed to ask Signature Homes to take lead on this and have a festival in October. Don will be meeting with them and will give us an update during April’s meeting if they are interested in heading up 2022 Festival.

Old Business

20 permits mailed out for Pergola's and Sunshades. Leroy asked about seasonality of having sunshades. Leroy stated he didn't personally believe people need sunshades year-round, resident stated Sun is out year-round. Leroy feels there should be a time limit on having Sunshades up also pergolas are outside structures and should have a permit. Don asked what the board thought about seasonality..... Daniel asked for clarification of what sunshades are. Also, if they have permanent fixtures to keep it tied down. Daniel confirmed that even if the shades are tied to house or trees a permit still has to be issued and Leroy confirmed that it did still require a permit. Resident stated that sunshades that are not correctly permanently affixed when a storm comes through it can become dangerous debris. Resident stated people of a certain age it doesn't matter if its December or summer they still need a sunshade for protection. Rory stated that in the permit application for sunshades Lark has inserted language that stated they must be removed in case a storm or if it tattered or destroyed in a storm. Don stated it's difficult to decide what could be considered tattered, he stated he doesn't feel we should restrict it to seasonality but to appearance. Asked the board members, most agreed.

Directors round Table

Maritza- asked if we could offer community service hours to community high school students needing community service hours. Maritza will look into approval from high school for such an event. Leroy discussed possible liability with teenagers. Don suggested asking board member (Attorney Michael Keiber) about a possible liability waiver. Leroy also suggested perhaps helping senior neighbors who might need assistance perhaps we could put something together where kids and neighbors can get put together.

Rick advised that he checked on Florida.gov, we do not fall under Sunshine Laws, but before we proceed Don would like further confirmation.

Don asked about resident comments, Resident stated that over by golf club drive who would be responsible for repairing the roads or when the new homes start getting put in near concord. Don would look into asking developers about repairing the road. County may have already approved usage. John asked attendees to stay behind if they want to be part of the committees.

Don adjourned meeting 8:11pm

Secretary
Maritza Telesky