



BOARD OF DIRECTOR / MEMBER MEETING MINUTES Monday October 13, 2025

1. Introduction by Rick - 6:00 pm called meeting to order Pledge of Allegiance

2. Roll Call- Donald Sordino (Safety), Krista Coteau-Factor (Welcome Packets), Sharon Berry (Liaison), Maritza Telesky (Secretary), Rick Logan (President), Tish Jeffers (Treasurer), Leroy Kaylor (2nd Vice President / Violations) and Gary Wessel (1st Vice President).

Members were advised to walk up to the podium for comments or questions and to state their names and village number. Reminder to maintain order if side conversations are needed to please step outside and reminder for board members not to speak until members are done.

3. Board Member reports

a- Treasurer report- (Tish) - September 2025 report. Total gross profit is \$2998.52 total expenses are \$7592.81. Net income is -\$4594.29. Total cash assets \$112,085.94 and total fixed assets \$322,378.97 Total Assets \$624,139.86. Leroy made a motion to accept the report as presented Gary 2nd, voted, passed. *** The question for staff could law care be divided between office lawn care and homes law care.

b- Secretary - (Maritza) - Minutes presented for September 2025, confirmed review. Motion made by Leroy to accept Minutes as presented Gary 2nd, passed. Minutes approved.

c- Violations- (Leroy) violations in the month of September 2025. Top- Lawns 31, reminder to put trash cans on the side of the house not in front of garage doors, autos parked on empty lots 15, boats -7, bulk waste- 8, 1 motor home. SLID currently mowing empty lots. new construction with no dumpster -4, tarp on roof 1, trash cans not put away 38, yard debris- 13, reminder if you mow your yard, it's a violation to blow your trimmings into the road. Mrs. Roses Village 1 would like to know about 825 woodside places. Construction has been abandoned, and the lot has been overgrown. Rick advised he would look into the property himself and provide a response to her by the end of week. Monica Griffith question regarding trash cans being left in the walking path on Duane Palmer. Leroy advised a news blast was sent out as a reminder it belongs in a grass area for pick up or in their driveway not on walking path. Monica continued with Neighborhood Watch reporting. Enthusiastic about all people showing up at meetings and reminder volunteers are always welcome. Reminder about costume contests at Festival for pets and people. Recently I received a complaint about a suspicious white van driving around in the middle of the night and recommended that I call the non-emergency police number and report and follow up on your reporting. Tiffany Weaver advised a trunk or treat will be taking place on October 25th after the Fall Festival. The circle will be having trick or treating on Friday October 24th, and the city-wide trick or treating is on October 25th.

d- Permitting- (Tish) ** Kevin Gentry has resigned from his position; Tish will now be handling permitting. Fences-4, Front porch/sidewalk-1, Hurricane shutters-1, windows- 1, Multifamily homes-1, new homes-6, pavers- 1, pool cage-1, shed- 2. Leroy inquired about a permit for a concrete slab that was poured on Kenwood.

e- SLID Liaison- BILL KLOHN: Garage and townhome sales in process. 31 units occupied. Townhome groundbreaking held 9/10 www.sebringmotorgarages.com SEBRING MOTOR GARAGES AND TOWNHOMES RACEWAY RESORT AND PADDOCK SHOPPES County is finalizing the site plans and rezoning from the front of Annett Bus at Madrid, west to Haywood Taylor and Rt. 98, and north up Haywood Taylor. He already has contracts for a restaurant and several small businesses for the Shoppes area. ECO LIVING APARTMENTS: Now open, rentals in process. 28 current tenants. Owner Paul Gerrard is now in charge of the project instead of Brad Kortbein. A meeting is set up with staff for October 1 to clarify status. Website active at: www.ecolivingflorida.com SPANISH MOSS APARTMENTS MADRID AREA LOTS: Bruce LeDoux received a permit from the County, the first model of 8,000 square ft. planned. Spoke with LeDoux last week, they are going to continue with the infrastructure but delay building their model for at least six months. Website now active: www.racevillassebring.com MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES NEW SPRING LAKE PARTNERS: Cabin project nears completion, Crown Jewel, Golf View Villas, Highlands, and The Farm site plans fully entitled by the

County. Civil engineering plans in process. Deposit for sewer lines on Duane Palmer Blvd. has been paid. Food and beverage operations are now leased to Three Gens, formerly of Highlands Ridge and the Parkway location. Utility connections to the Cabins in process. Flame and fork restaurants open as well as Speakeasy.

f- Neighborhood Watch: (David) 911 Hang-ups x 13, Watch orders 9, Animal bite 1 (reminder dogs must be on leashes by law while walking out doors), alarms 6, no thefts, suspicious people or vehicles-10, civil disputes 10, trespassing 1, drunk and disorderly 1, traffic events 12, (Springlake Blvd.) no speeding, noise complaints 1, sex offender checks 2, reminder not to mow your lawn too early, to turn on golf cart lights when driving at dawn or dusk, lock your vehicles and don't leave firearms in vehicles, four wheelers are not allowed to be driven on empty lots or streets. If you see something reporting worthy please call the office.

g- Welcome packets- (Krista) For months of September 4-new owners and 5- new renters.

h- Safety- (Don S.) - Various dogs running loose on Spring Hill Rd/ Limetree. Trash on our about on Cozumel and Mot Real also much trash has been seen in canals. Check out databases.tallahassee.com for information on local restaurants inspections and much more worthy information. Monica reminded attendees, if you see a loose animal and you can help keep it safe or can take it to a vet to get scanned, perhaps they can be reunited with the owner. Also feel free to contact Monica if you see animals loose and need help with them

4- Items for Discussion/ Voting:

- a. There is an opening on board and there are two applicants from the previous election that they are still interested in. Mandy and David. Board will vote after meeting

5- Information only (no voting)

- a- The office replied from last month's question that there is no savings account, only a checking account.
- b- Notices have been sent per attorneys' instructions to begin Lien process
- c- SLID requested a \$200 donation for Christmas decorations. Leroy made a motion to give \$200, Gary 2nd voted passed.
- d- Fall festival update - 149 vendors, there will be a car show, 7 inflatables, costume contest, Farmers market, Volunteers and new volunteers meeting on October 23rd at 6pm at park to have a quick walk through. If anyone is willing to come on their golf carts and drive people from where they are parked to vendor area, please let Phil know. Monica suggested reaching out to motorcycle clubs next year. Racetrack would like to display vehicles and resources to help with parking if needed. Rick - advised of 50/50 raffle tickets will be sold and the winner will be announced at 3pm. Tending table Rick 8am-10am, Gary 10am-12pm, Leroy 12-2pm.

Directors Round Table

Don- nothing, Krista-nothing, Sharon- new signs at entrance, Maritza-nothing, Rick-nothing, Tish-restaurants at golf course club house under new management doing a good job check them out, Leroy- reminder that board members all volunteers also putting recommendation about using our empty lot on 98 to create a private parking for "residents only" to park boats cars, trailers nothing over 25,000 lbs. Board consensus we should look into that.

-Resident asked if they wanted to hold an event how that could be done. SLID rep advised there is currently no instructions for such a thing due to liability issues.

Next meeting 11/10/2025

Adjourned the meeting at 7:14pm

Secretary- Maritza Telesky

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