



## BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday November 13, 2023

**Introduction by Don-** 6:00 pm called meeting to order.

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

Absent: Maritza Telesky (Secretary)

### 2. Board Member reports

a- **Treasurer report-** (Tish) - October income \$3244.47 expenses \$18,621.58 (including new building repairs) total -\$15377.11 for month of October 2023. Budget for next year available on website for review if desired, Total assets \$391000.00. Motion approved by Tim and Leroy 2nd, voted passed.

b- **Secretary** - (Don) Reviewed. Leroy made a motion to accept minutes as presented, Tish 2nd, voted passed.

c- **Violations-** (Leroy) - 129 violations for the month of October 2023. Lawns 22, trailer 16, Yard debris 17, trash cans 23, bulk waste 15.

d- **Permitting-** (John Rarick)- 25 total. (As a side note there are 57 new homes being built in our area.)

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:** still working on window sizes, nothing else to update, **SPANISH MOSS APARTMENTS ECO VILLAGE:** Permitting for Rt. 98 road entrance in process with the County. **THE PARC & ECO VILLAGE MADRID AREA LOTS:** Permitting with County in process. **MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES SIGNATURE:** No new update, **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:** No new update **FLORAL PLAZA AND TOWN HOMES BRAULIO GOMEZ:** County Planning and Zoning Commission to review their plans for the 21-acre site off Rt. 98 and behind the country club villas. **RJS REAL ESTATE:** Have purchased the land originally planned for independent living. They are a Peruvian investment group that have numerous lots throughout Spring Lake and have been looking for commercial property. They will be meeting with District staff to discuss site planning. 11 ACRES DIRECTLY EAST OF THE DISTRICT OFFICE.

f- **Neighborhood Watch:** nothing to report.

g- **Welcome packets-** (Gary) 7 welcome in October 2023.

h- **Safety- (Johnny)** - Johnny confirmed with Tim that we are still employing the deputy. Tim confirmed and advised there were 6 traffic stops, 4 suspicious persons (**not suspicious**), 1 four-wheeler eluded deputy, on October 28th. Johnny has noticed golf carts are moving over when vehicles come by and making stops at stop signs. Resident who newly moved onto Rolling Hills wanted to confirm the reason for deputy hire.

**New business:**

- a) Home decorating contest deadline will be December 15, 2023. The winner will be announced at January's 8<sup>th</sup> Board meeting.  
\$200 for 1st place, \$125 for 2nd place, \$75 for 3rd place.
- b) \$2394.84 surplus – tax deed sales.
- c) Two new permits to be discussed. Not doing Golf Club drive tonight. Permit on Montreal Dr. (the structure is too tall). Tim reiterated folks should start making appt.'s and discussing permits and plans in the office as a meeting.
- d) 2024 Budget meeting has occurred. Tish advised perhaps the HOA fee will increase \$5 for coming year to create a surplus going forward since the purchase of building the surplus has lowered. Increase of HOA fee by \$5.00 to be added to agenda for voting at December meeting.  
In budget 2023 dues income \$139,000.00 projected for 2024 \$147,390.00. Legal fees have been increased, neighborhood watch fee has been increased, \$5000.00 for building maintenance. Motion to approve budget as presented Tim made motion, Johnny 2nd., voted passed.
- e) Above ground pools take down date for 2023 signed by attending board members.

**Old Business:**

- a) Offer our HOA building as a substation to the Sheriff's department to perhaps have a more permanent presence.
- b) Discuss selling of lot owned by HOA. The board agreed to put on the agenda for next month to discuss sale.
- c) Shed sizes to be established, currently 12ft X 16ft to be added to agenda to standardize the shed size 12ft X 20ft maximum. Also discuss in law suites on properties to agenda.

**Directors Round Table**

**Gary**- nothing (Happy Birthday! Nov 4th: **John Rarick** - adding "2nd" 2 car garage and fences for next meeting totaling 4 items to discuss at next meeting: **John Olesick**- thank you for having me on committee: **Johnny**-Great meeting: **Leroy**- can we add shell to create a drive through at new building to back road? Don to get map. Also, many of the new fences that have been going up are not privacy fences and some are 6ft chain link fences, they are not allowed. Are 4 wheelers, side by side vehicles or recreation vehicles, allowed to be parked in driveways or do they have to be parked and put away. These three things to be added to the January meeting. Lastly advised residents in attendance that attorney Michael L. Keiber left business cards if anyone is interested in a consultation, a seminar / chat was held at 5pm with not many in attendance. Tim- nothing: Tish- nothing: Rick- Thank you to everyone in attendance. Don - advised that garbage pick-up during Christmas week will be day after usual day. Villages 1-6 reminder about Christmas lights contest, deadline December 9th.

**Community member comments:**

Resident asked if the Sheriff's office is short of sheriffs? Yes, they are short staffed. Residents asked how much the owner's property taxes goes to the sheriff, why can't we hire more deputies.

Next meeting 12/11/2023

Adjourned the meeting at 7:28pm.

*Maritza Telesky*-Secretary