



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

Attendees: Phil Gentry, Leroy Kaylor, Dori Schmiedeknecht, Michael Keiber, Karen Palino, Don Elwell, and Paul Paton

Absent: Marianne Cecere

Treasurers Report

Phil Gentry reported that income for January was over budget due to the fact that yearly assessments were due and collected. The overage from estoppel fees, back liens, and late fees will be put into the HOA's reserve funds which have been designated for an office building at some future date.

Don Elwell made a motion to accept the Treasurers report as given, Michael Keiber seconded it and the motion passed unanimously.

Secretarys Report: Dori Schmiedeknecht

The minutes from January's meeting were reviewed by all Board members present. There being no changes or corrections, Karen Palino made a motion to accept the minutes as written, Leroy Kaylor seconded it and the motion passed unanimously.

LEAD RESPONSIBILITIES

PERMITS: Paul Paton

Paul reported that 16 permits were issued in January which included 2 for new homes last month.

LIAISON: Phil Gentry for Eldy

Phil reported that all of the street signs in Blue Heron have been put up and thanked Al Verdier for his help with the installation.

He also reported that not much has changed in development updates and stated that Unique Storage is moving forward as is Inn the Woods.

The County Commissioners have approved the rezoning of a parcel of land that a developer will be building apartments on. There are 2 parcels in this development, the first parcel was previously approved in the 70's and the second parcel has just been approved. Building of these apartments will begin shortly.

Village X hook ups are being installed. Due to some road problems progress has been delayed until the issue is resolved. The state wants turn lanes in all those areas so work will be discontinued until this has been resolved.

Comcast Infinity stated that fiber optics will be installed in the entire area of Spring Lake and hook ups should be available to all residents by the end of the year.

NEIGHBORHOOD WATCH: Monica Griffith

Monica reported that overall things were good in Spring Lake with only four occurrences reported last month. One incident was a pickup truck driving recklessly and tearing up lawns in one area. In the Villas there were thefts of 2-3 golf carts. Both were damaged and one was found in the “brink”.

VIOLATIONS: Leroy Kaylor

Leroy reported that there were 106 violations in December.

WELCOME PACKETS: Karen Palino

Karen reported that she had 13 welcome packs last month.

NEW BUSINESS

Annual statements, budget, and ballots were sent out in January.

\$1,227.94 was received for payment on tax deed sales and put into the surplus fund.

Magnetic calendars for yard/bulk waste will be available in the near future at Waste Connections.

Sun Trust and BB&T banks will merge to become Truist Bank. The merger will take place this month and will not affect SLPA’s banking information.

Election Results:

Newly elected Board members are: Maritza Telesky; Daniel McFee; Rick Logan; and John Rarick.

OLD BUSINESS

SUNSHADES, PERGOLA’S AND GAZEBOS

Phil Gentry spoke with Attorney Sapp regarding residents having sunshades, pergolas, and gazebos in Villages I-VI. Attorney Sapp pointed out to Mr. Gentry that in Article II, #6 of all the deed restrictions under “Plans, Specifications and locations of buildings” it is stated that that *“no buildings or structures of any kind, including additions, alterations, pools, fences, walls, patios, terraces or barbecue pits shall be erected or altered until the plans and specifications, location and plot plan thereof, in detail and to scale, shall have been submitted to and approved by the Subdivider or Association in writing before any construction has begun”*. If the Board allows residents to have these items, they must be permitted. There are already in existence in this community. Leroy Kaylor will gather and present a complete list of residents who currently have gazebos, pergolas, and/or sunshades and the office staff will send them a permit to complete. Any new ones will need to be permitted before they are installed. If a sunshade becomes unsightly, torn or in any form of disrepair, the Board has the right to ask the homeowner to replace it and if the homeowner refuses, the HOA has the right to remove it.

The Board decided unanimously, in lieu of this information, to allow sunshades, pergolas, and gazebos provided the landowner obtains a permit from the SLPA office. Leroy Kaylor will look at these items that are already here and the office will send out permits to allow them to remain. **Revised on 2/14/11**

DEVELOPMENTAL UPDATE FOR SIGNATURE H

No update on what is happening with the golf course has been received from Signature H.

MEMBERS COMMENTS

-Nancy Martelli of Winston Rd. stated that a contractor dug and tore up a portion of her property and asked who was responsible to repair the damage. She was advised to find out who did the damage and report it to Highlands County Road & Bridge who would take care of it for her.

Al Verdier, a SLID employee stated that Duke and Comcast have side contractors working for them and that perhaps it was one of those who did the damage. Mr. Martelly said he believed it was the water department because they were putting pipes under the road.

-Billie Jewett of Pine Glen Road expressed his dismay over the new apartments being built on Duane Palmer. He believes that \$1100 is considered low income housing and in his opinion, this is not acceptable.

-Rich Raflaab of Woodside Place stated that he is trying to build an extra garage on the side of his home that will look like his home and be connected to the home. He submitted plans and they were rejected. He wanted to know why his plans were rejected when other properties had garages similar to the one he would like to build. Paul Paton explained to him that it was rejected because the largest he would allow is 24x40 and must meet with all setbacks. The plans Mr. Raflaab submitted were for a 30x56 building. Phil asked Mr. Raflaab to submit pictures of what he intends to build. The Board will review his plans and give him an answer next month.

-Monica Griffith informed attendees that there was a free obedience class at the Dog Park on Saturdays at 4:30 pm. This class is available to everyone who would like to receive training for their dog. The class will last approximately 1 hour. They will also be hosting a special ceremony in the near future dedicating a flag which will honor all retired war dogs.

There being no further business before the Board, Karen Palino made a motion to adjourn the meeting, Leroy Kaylor seconded it and the Board agreed unanimously to adjourn the meeting at 7:45 pm.

22 residents and 7 Board members attended. The next meeting will be on Monday, March 14th at 6:30 pm.

Respectfully Submitted,

Dori Schmiedeknecht
Secretary