



**BOARD OF DIRECTOR/MEMBER MEETING MINUTES  
MONDAY, MAY 9, 2022**

**ATTENDEES:** Don Elwell, Michael Keiber, Leroy Kaylor, Rick Logan and Maritza Telesky

**ABSENT:** Paul Paton, John Rarick, Daniel McFee, and Marianne Cecere

**FINANCIAL REPORT**

We have Profit and Loss statement as of March petty cash \$100, SunTrust has \$265,605.42 including Money market account \$336,028.49. Assets totaling \$26,000; equipment assets \$386,634.95; and approximately \$11,000 in office equipment. The only Liabilities are payroll taxes \$1,898.30. The Association has a healthy looking balance sheet. Most dues and fees already collected.

Profit and Loss statement for April \$4593 dues income \$1,000 of other income and late fees of \$752; \$6,398.70 of profit, payroll was \$3,906, rent is \$872.27 net income in April \$707.35 with a positive balance in April.

**SECRETARYS REPORT:** Maritza Telesky

Maritza asked if everyone reviewed the minutes presented. One item has been changed, removal of Monica Griffith as a board member, she is a liaison from the Sheriff's office. Leroy made a motion to approve as amended, Rick 2nd, Michael wanted to confirm if we had a quorum to actually vote. Yes we did. No discussion from the board, voted all in favor, passed.

**LEAD RESPONSIBILITIES**

**PERMITS:** Paul Paton assisted by John Rarick

Both Paul and John were absent, however, a total of 20 permits were issued in April

**LIAISON:** Don Elwell for Daniel McPhee

Don reported that he has spoken to Mr. DeCerbo and things are moving along as planned. The 32 lots behind the Annette bus line have been purchased. The reason for delay with the assisted living facility is because they could not find an engineer for the project. A project engineer has now been hired. The restaurant and the golf course are closed throughout the summer months for renovations and turf change. Everything will re-open in the fall.

**NEIGHBORHOOD WATCH:** Monica Griffith

Monica was not in attendance but notified the office that there was nothing to report for April.

**VIOLATIONS:** Leroy Kaylor

Leroy reported that there were 106 violations in December. Leroy Kaylor. In month of April we were down from the month of March. Top four violations were bulk waste out too early, yard debris, lawns, trash cans not put away.

Other items:

6 trailers, 4 boats; some put pools up too early; unpermitted sheds 3; and 1 was sent to code enforcement because resident had 2 sheds. 7 unpermitted sun shades pergolas or gazebos. 4 Vehicles parked on street side or untagged, those were reported to county code enforcement. Some residents appear to be dumping into empty lots near them. Raymond McKenzie- asked about trailers and commercial equipment. There is a nearby neighbor appears to be running pressure washing business, asked where the violation are sent. Leroy replied to the home address then to owner. Mr. McKenzie mentioned that 43% of homes are being rented. Perhaps violations should be sent to owner and not renter because there is a 90 day gap of time before the violation is turned over to the attorney. Leroy explained he goes by his home (based on McKenzie's address) Villages II-VI north on the 2nd and 4th Mondays, and by Village I- VI south the 1st and 3rd Mondays.

Another comment do renters know about the covenants, Leroy explained that when a new renter moves in and begins water service they receive a Welcome packet from us and all restrictions and rules are in that package.

**WELCOME PACKETS:** Rick Logan

In March there were 14 new owners and 5 new renters.

Resident commented many corner lots in his neighborhood have been staked out. No signs of slowdowns with construction. Lawrence Facq, asked about street lights being installed because his street is very dark and there has been some suspension activity. Leroy advised them to call SLID to advise how a new light pole can be installed. Also a light pole was destroyed in Valencia.

### **NEW BUSINESS**

Office staff advised that monies were coming in from April statements with late fees and interest. There is a tax surplus of \$418.54.

John the mailman sent a thank you card (for retirement monies).

Also all new construction permits will have an attached code enforcement notice for debris.

Deed restrictions- Revisions are tabled for now since Daniel McFee is absent from the meeting tonight.

In considerations and voting: someone asked if Airbnb's are allowed and what could be done about complaints of dogs not being on leashed. Airbnb's are allowed. Regarding dogs on leashes, the state of Florida does not require dogs to be on a leash but our deed restrictions do. Perhaps this will have to be a judgment call, if a dog is causing a threat or acting violently then Animal services should be contacted. Michael explained there could be liability issues. Resident McKenzie asked if there was anything in the covenants that limited the amount of dogs a homeowner could have. He was advised that there is not. He also stated there was an incident that occurred in which he was concerned for his safety.

Don asked Phil Gentry what has been typical for the summer schedule. Typically June, July and August. Last year we did meet in July due to celebration that took place. Don suggested that if our agenda slows down then we can cancel some meetings. Michael stated it appears that the meetings are always full. Resident suggested because of all the new construction and business people attend now and perhaps we should not eliminate meetings. Don proposed let's have June meeting and then play it by ear. Phil Gentry advised perhaps we can move the meeting to the Community Center. Michael confirmed how much notice needs to be given to board members and attendees. (side note: Don had to interrupt meeting to discuss respect when addressing each other). Resident and Phil confirmed as well as Don confirmed that we do *not* have to pay \$50 rental fee to have meetings at

community center. Leroy advised cost of changing signs with regard to time and place. Don asked room to raise hands if they would be agreeable to change location, everyone raised hands to change location. Michael made a motion to spend the money to purchase new signs. We will have to contact Cindy at Spring Lake improvement District to make sure we can use the community center.

Mr. McKenzie asked Mr. Martinez from last month about the shed size exception, Maritza explained an extension of time to make corrections was given and not an exception.

### **OLD BUSINESS**

Leroy explained concern about flags on poles and signs in yards. No political flags or signs in yards based on covenants. No exceptions even during Elections. Flags or signs can only be in windows. It is stated in our bylaws that we cannot have signs. No political signs are permitted as it can cause divisiveness.

The issuing of a permit for residents regarding a second garage at 633 Glen Mar Circle was discussed. John Rarick sent an email analysis. Mr. Spencer Sanders who resides at 633 Glen Mar Circle was present. Leroy read the email aloud. The email consisted of an analysis of property setbacks and photos and proper plot plan and that the building matched the house as much as possible. The building will be a metal garage building over a traditional concrete block. Don stated the structure is a 720 square foot building. There are currently other similar structures made of metal. One of them is in Village VII. Maritza confirmed there would be a breezeway to connect to the home. Residents stated this may open situations where people will try to put up large metal sheds and call them garages. Other residents stated there is already a home in that neighborhood that looks similar but some folks already have issues with a similar structure. Phil Gentry explained how he was denied a similar request. Mr. Gentry explained that various residents in village IV would like to have metal buildings to keep from continuously renting storage. He has examples of homes in village VII that currently has a pole barn. Also someone in Village V that has two sheds and tarps in the backyard. Don restated proper decorum. Residents stated that if one home is allowed then all homes should be allowed. Michael stated that the collective goal is to have pleasant aesthetics for everyone's property values. Resident explained that Mr. Spencer only has a one car garage it doesn't make sense to deny someone a garage based on covenants, also if the county allows metal homes how can the board deny a metal garage. Three residents explained they are in favor of the garage. Mr. Sanders explained his situation, the cost of concrete is far out of reach and he currently needs the extra garage to keep his vehicles out of the elements. Michael made a motion to approve the permit, Rick 2nd, Maritza and Don voted yes, Leroy voted no, permit was approved.

Don asked how the board felt about selling the corner Lot discussed last month. Leroy, Michael and Rick agreed keeping the property is the best move for now and not selling.

Update from Maritza on high school students providing community services as a way to receive credit hours at the high school. The High School approved program and this summer Maritza will be putting together a means of how to connect current residents with potential students.

Fall Festival - Don advised we have not been able to communicate with the hospitality company to see if they would help in sponsoring the event. Due to the desire to keep the Fall Festival going he will begin to meet with Joe DeCerbo and figure out how to proceed.

### **DIRECTOR'S ROUND TABLE**

-Mr. Spencer confirmed that he is approved and that he will begin construction of his second garage. He will be contacting Lark to get an approved permit.

-Mrs. Gentry thanked everyone for their support at the memorial, it was a lovely event.

-Marilyn Franz asked how to get more information about the Spanish Moss Building. Don advised her to call SLID for updated information. The development will be located at 430 Duane Palmer Blvd.

-Dave Vencill stated that at the last two meetings there has been discussion of the amounts and reserve and wondered if they could hire an attorney to find out if the trust or the estate of the abandoned homes on Blue Heron, can pay for the repairs needed to the roads.

-Maryland Franz asked if anything was going to be done about the Clubhouse and street lights off Bobcat.

-Michael asked if there was any way the board could figure out a way to give the community a chance to prepare questions prior to the meeting as to minimize questions at the end of the meeting versus towards the beginning.

-Phil advised Daniel McFee to be a good resource for that.

-Resident John Thayer stated that he received a letter about his dog being off leash and acting unruly and that there was surveillance to prove it. Don, apologized and advised he would be reviewing the letter with the office staff and researching its merits.

-Don discussed a possible upgrade to the Spring Lake website although it may seem a little bit expensive but a needed upgrade to better communicate with the community and provide information.

There being no further business before the Board, Don Elwell adjourned the meeting at 8:03 pm. 19 residents and 5 Board members attended.

The next meeting will be on Monday, June 13<sup>th</sup> at 6:00 pm

Respectfully Submitted,

*Maritza Telesky*

Maritza Telesky  
Secretary