



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday July 14, 2025

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

2. Roll Call- Donald Sordino (Safety), Gary Wessell (1st Vice President), Kevin Gentry (Permits). Leroy Kaylor (2nd Vice President / Violations), Rick Logan (President), Tish Jeffers (Treasurer), Sharon Berry (SLID Liaison).

3. Board Member reports

a- Treasurer report- (Tish) - June 2025 Total gross income is \$2972.44 total expenses are \$10,299.27 Net income is -\$7326.83. Total cash assets \$124,693.82 and total fixed assets \$323,378.97 Total Assets \$447,072.79. Pending revision from Tish/ accounting office for approval. ** Note for office staff can they supply an amount of unpaid dues in actual number of properties unpaid?

b- Secretary - (Rick) - Minutes presented for June 2025, confirmed review. Motion made by Gary to accept Minutes as presented Don 2nd, voted, passed.

c- Violations- (Leroy) 163 violations in the month of June 2025. Top 5 violations, 1- 47 Lawn maintenance 7 final notices, 2- 20 bulk waste, 3- 15 trailers 2 final notices and 1 to attorney, 4- 14 trash cans not put away 1 final notice, 5- 14 lot maintenance. 13 final violation letters, 4- being sent to attorney, 8- reported to code enforcement. Discussion of campers being on properties where they are not allowed. Enforcement needs to begin and perhaps a letter will be sent to homeowners. Discussion about some homeowners having semi-trucks parked overnight (most concerning is that our streets aren't built for this type of use)

d- Permitting- (Kevin) 24 permits issued. 2nd garage -1, gazebo-2, gutters-1, new homes-4, pergola-1, pool-1, paint-4, screen lanai -1, sunshade-1, shed-4, shutters-1, solar panels-2, windows-1. Updates about abandoned properties have been made to all contractors needing portable toilets and dumpsters at construction sites. Kevin advised that Unique Storage would like to pour asphalt to store boats or trailers and asking for consent, perhaps a perimeter can be put up to block the view of things being stored.

e- SLID Liaison- BILL KLOHN: Garage and townhome sales in process. Construction continues 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. Don't be surprised if you see land clearing by the summer. ECO LIVING APARTMENTS: Now open, rentals in process. 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. The builder is Ron Handley. Website now active: www.racevillassebring.com MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES NEW SPRING LAKE PARTNERS: Cabin project in process, Crown Jewel, Golf View Villas, Highlands, and The Farm site plans approved by the County. Civil engineering plans in process. Deposit for sewer lines on Duane Palmer Blvd. is being paid prior to our July Board meeting. Joel Schlachter is fully in charge after the dismissal of H2, H3, and Paul Fisher. Several other staff changes are in the process.

f- Neighborhood Watch: no report from Monica this month. Neighborhood watch volunteers have been contacted by snowbirds to please check on properties.

David Kasanof will be introducing himself as a neighborhood watch participant. He also walked around Salem Ct. due to people walking around suspiciously reported.

g- Welcome packets- (Rick) no info this month Krista is out of town.

h- Safety- (Don S.) - Some FOR-SALE signs have been reported to have been mowed down. Perhaps the improvement district accidentally knocked over while mowing empty lots.

Water issues need to be reported. It was suggested to run water for several minutes if a strange odor occurs. Call the SLID office (863) 655-1715) and report. They will send someone to check the water quality. Tish stated that someone that someone should remove a tin roof on water pump house near her home. This month's suggestion is perhaps putting a fire alarm in garages, especially for those with washers or dryers in garages. Gary reports for the month of June three days on patrol. 5 traffic stops, 4 warning for speeding, stop sign 2nd day 1 traffic stop spending warning given.

4- Items for Discussion/ Voting:

- a. Violation fee for contractors? Up to \$1000.00 maximum per 30 days perhaps incrementally based on violations. Kevin reminded a committee is needed to implement. Perhaps the office could post on the HOA website asking for volunteers to serve on a committee for permitting violation fees.

5- Information only (no voting)

- a. A new Attorney has been retained to represent the Association. Mark E. Breed.
- b. Retyped deed restrictions have been posted on Website for easy access. A VERY SPECIAL thanks to Susan and Kevin Gentry for their time with the project.
- c. Tish will inquire with office about perhaps a new system instead of QuickBooks.
- d. Christmas in July donations being accepted until July 31st. All donations this year will be for Humane Society at the office.
- e. 2025 Fall festival update Phil Gentry: 110 vendors spaces reserved (about 20 spaces left), 9 food trucks, 4 exhibitors, youth activities inflatables, developers- Sebring International golf and Xfinity, farmers market inside rec room. HOA will handle selling 50/50 raffle tickets for Scholarship

Directors Round Table

Leroy- Village I, no camper homes violations will now begin to be sent, board members suggested put it in website ticker and email blast that rules will now be enforced, Sharon- nothing, Don- drivers keep eyes on road kids out and about, Kevin- we sent 5 home issues for review to attorney, Tish- nothing, Gary- nothing.

Comments from residents- someone advised to make sure garbage cans are three to four feet apart and inside yard. Some audio undetermined.

Next meeting 8/11/2025

Adjourned the meeting at 7: 28pm

Secretary- Maritza Telesky

Maritza Telesky

www.springlakepropertyassociation.com