



BOARD OF DIRECTOR / MEMBER MEETING MINUTES Monday August 11, 2025

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

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

3. Board Member reports

a- Treasurer report- (Tish) - July 2025 Total gross income is \$3573.07 total expenses are \$12446.80 Net income is -\$8873.73 Total cash assets \$120835.08 and total fixed assets \$322378.97 Total Assets \$440,072.17. A total of 292 people owe dues totaling \$142939.89 including interest and late fees. ** note for office staff can they prepare a list of addresses of properties and why we are providing "lawn care" and a clarification of "repair and maintenance" fees of \$444.58. Leroy made a motion to accept the report as presented Sharon 2nd, voted, passed.

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

c- Violations- (Leroy) 148 violations in the month of July 2025. Top 5 violations, 1- 52 Lawn maintenance 3 final notices, 2- 20 trash cans, 3- 16 bulk waste, 4- trailers 14, 5- boats 13, 3 Final Violation letters sent and 1 pending Attorney violation. Leroy asked for clarification on RV's parked in Village I. The Attorney is preparing a letter that will go out for those with RVs in Village I. Important for houses to have VISIBLE address numbers currently three homes with no numbers visible, this is important for EMS and HOA.

d- Permitting- (Kevin) 17 permits issued. additional driveway-1, bedroom addition- 1, concrete slab- 1, corrected driveway-1, repaint driveway, sidewalk, and patio- 1, shed-2, solar panels- 2, replace windows and sliding door-1. Folks be on the lookout for Solar panels sellers walking around again, they are very aggressive salespersons, if you feel uncomfortable call the sheriff's office or post a "No Soliciting" sign at your home. Phil Gentry advised he has reported three of the current companies that have been walking around lately.

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. 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 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. GOLF VIEW VILLAS: This long-standing project might gain some traction, as several conversations were had with the developer on building 94 duplexes. Speakeasy will be rented out to Three Gen for business.

f- Neighborhood Watch: (David) Keep pets on leashes, various vehicle burglaries took place over the last month (9). Burglaries that took place in Avon Park may be connected. Keep vehicles locked and don't leave firearms and valuable tools or anything important visible. Kids out after hours. Sexual offender checks, shooting in area by Lake Istokpoga, stolen vehicle off Hampshire, watch orders, and trespassing. If you see something report and do not attempt to engage yourself, just try and get a good description of person or persons.

g- Welcome packets- (Maritza) For months of June and July 8 new owners and 4 new renters.

h- Safety- (Don S.) - Abandoned golf cart reported to golf course. Schools are back in session KEEP an eye out for school buses and kids walking around. Gary- reminded folks to call the office and report any areas that seem to need more patrolling for speeders.

4- Items for Discussion/ Voting:

- a. Apex would like to open roads in Madrid for access. Bill Klohn presented some new updates with regard to leases that are in place for the commercial space at the corner of Haywood Taylor and 98. Restaurant, gas station, liquor store and convenience store. Tonight Mr. Klohn is requesting the HOA provide a “no Objection letter” stating it is agreeable to a road being open to connect Haywood Taylor to Madrid (residential street). He advised SLID to donate a residential lot to make the connecting road possible. And an extension to Madrid and Carol Shelby would be turned into an active road. Residents asked if they would be responsible for impacting these current quiet streets. Bill Klohn replied that the county would be responsible. Other resident (s) stated they would be pro the road. Board members mentioned one positive thing is that when an accident occurs on 98 and its shutdown for whatever reason we would have an alternative route to get into Spring Lake. Rick will be meeting with the Fire Chief and county members for further inquiry before the HOA accepts the proposal. Bill will forward the drawings so we can post on the website for resident reviews. Anyone with questions please forward to the office or Rick.
- b. Violations and Fines - Attorney still working on information. The committee must also be created with three volunteers (that have no affiliation with any board members). The committee would be the deciding entity over the violations issued that will have fines attached to them. The violations will be outlined that the board will attach fees to (with various restrictions financially). The committee would oversee the appeals. This process is all in the beginning stages, the violations that might have a fee attached have not been decided yet. Residents asked about making changes to our bylaws - we explained that 66% of owners must agree to changes if we decide to make those attempts. The task of making changes is quite larger than is perceived. Phil advised the board to try to make Bylaws changes over 5 years with the estimated cost being over \$200,000.00 and all the threats of lawsuits from residents that did not want changes.

5- Information only (no voting)

Festival update - Phil Gentry advised we have 112 vendors signed up for the 130 available spaces and we have not made final advertisement: 6 food vendors, 3 dessert vendors, 3 exhibitors, (Sebring ANGELS won't be coming back we are trying to replace with Humane Society) costume contests and inflatables and DJ in place. Vegetables and fruits inside the clubhouse. The resident suggested “dunking tank” with Leroy. On track it is larger than in previous years.

Rick presented Phil Gentry with a \$2500.00 donation towards the costs associated with the festival.

Directors Round Table

Leroy- nothing, Sharon- nothing, Don- nothing, Kevin- nothing, Tish- nothing, Gary- nothing, Maritza-nothing, Rick- nothing

Next meeting 9/8/2025

Adjourned the meeting at 7:41pm

Maritza Telesky

Secretary- Maritza Telesky

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