



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday April 10, 2023

Attendees: Gary Wessel, Rick Logan, Tim Roland, Leroy Kaylor, Tish Jeffers, Don Elwell, Johnny Griffin, Maritza Telesky

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

2. Roll Call- Don Elwell (Vice President), Tim Roland (liaison), Tish Jeffers (treasurer), John Rarick (permits), Rick Logan (President), Maritza Telesky (secretary), Leroy Kaylor (violations/ 2nd vice president), Gary Wessel (welcome packets), Johnny Griffin (unassigned).

3. Board Member reports

a- **Treasurer report-** (Tish) - Profit and Loss statement for March 2023. Income \$11,416.21 expenses including payroll \$9,843.31 Total net income \$\$1,572.90. Leroy requested copies of the Profit and Loss statement for everyone on board.

b- **Secretary** - (Maritza) Asked if everyone had a chance to review last month's minutes. Don made a motion to approve March minutes, Leroy second, voted, passed.

c- **Permitting-** (John) - 14 total. 1, concrete slab, 4 fences, 3 new homes, 2 paint, 1 patio, 2 new roofs, 1 shed.

d- **Violations-** (Leroy) - 109 violations for the month of March. 3 above ground pools (some folks have put pools up early they can be erected on May 1st), Autos parked in empty lots, 5 boats, 3 bulk waste, 4 down dead trees (as HOA we must ensure the beautification of spring lake, a push to have trees removed then bill owners), 12 tarps on roofs (resident responsible regardless of insurance complications), trailers, 18 trash cans, if you see construction going on and there is no porta potty or dumpsters please contact office. 2 unpermitted sheds.

Three recommendations: 1- No trespassing signs for folks driving through empty lots, 2- search for a new sign company as current vendor has failed to complete since January. 3- Sharon Johnson, our former office manager has passed asking for volunteers to mow lawn.

e- **Liaison-** Tim- Developer update: Bill Klohn has purchased property on corner of 98 and Haywood Taylor, lift station designs being drawn up. Florida home builders moving slow, SLID will be reaching out to request to purchase property back. Eco apartments moving along with 52 units, Eco Village has submitted site plans, Madrid area lots for 35 homes is moving along with permitting, site plans have been provided to office. Better homes has had zoning changes approved. Signature H has submitted site plans for approval for their several projects. Village X has to begin again with RV park plans, other projects still have no movement.

f- **Neighborhood Watch** - Nothing to report. Leroy reminded folks to lock their cars. A few residents have reported finding their gas doors being open in the morning. Most crime in the community is a result of cars being unlocked and things going missing, including firearms.

g- **Welcome packets**- Gary - no packets but advised of a man going around soliciting.

New business:

Reminder of 90 day burn ban currently in place. Rick advised of missing documentation for the Board to sign advising we have read bylaws and articles of incorporation. First quarter late fees statements going out this month.

Discussed summer schedule for meetings, we will not be taking any time off, we will continue having monthly schedules.

Old Business:

-Deed restrictions and bylaws, John advised about 10 days to present information.

-Office now has comcast service. Board members can now have email addresses through service for board usage.

Open to public comment.

Residents asked if we could have a moratorium on no chicken policies? Board advised, we can add this question to the upcoming survey. A quick survey done at meeting more people would not want this. Johnny Griffith advised about an encounter he had with a homeless person in front of his home. Rick advised reporting two homeless people living in a tent and it turned out to be runaways. See something, report it. Don reiterated how important it is not to burn. We have the second highest valuation of 67 counties. Speed limit signs can be purchased if the board agrees to the purchase. Johnny will assist in determining where these news signs can be placed. John Barlow advised hearing gunshots near the Arbuckle Creek area by park. Asked about video surveillance with HOA funds. Resident asked what the "The FARM" is? It's a total of 124 lots that are supposed to become 48 townhomes, 39 farm homes, 22 farm estate and 15 home properties and gardens being built by Signature H. Resident asked about Bombing range sounds Tish advised to try and find AP notifications because the bombing range puts notice out before trainings. Asked about mosquito spraying very bad by her home. Another resident asked about mowing for new ditching has occurred.

Attendee asked about permitting process for Ice Vending machine he wants to install.

Directors Round Table

Gary- Asked Tish about people partying in the empty lots.

John- nothing

Don- spoke earlier

Tim - nothing

Leroy- asked about people putting up fences and not having an HOA permit.

Rick- nothing

Tish- Concerned about living conditions of people living in empty lots by old Bobcat road. Leroy suggested calling code enforcement to report it.

Johnny-

adjourned the meeting at 7:26pm.

Secretary

Maritza Telesky

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