



## BOARD OF DIRECTOR/MEMBER MEETING MINUTES

Monday, November 14, 2022

**Attendees:** Don Elwell, Rick Logan, Gary Wessel, John Rarick, Tim Roland, Leroy Kaylor, and Maritza Telesky  
**Absent:** Tish Jeffers, Monica Griffith

**1. Introduction by Don:** Began with Pledge of Allegiance. Brief discussion regarding taking a moment of silence for a coworker and reminding us to think of those going through something difficult

**2. Roll Call-** Gary Wessel, Rick Logan (Welcome packets), Leroy Kaylor (Violations), Maritza Telesky (secretary), Don Elwell (President), Tim Roland (Liaison), John Rarick (permits). Welcome to Mr. Wessel. Leroy explained signs duties is available as well as 1st Vice President. Leroy nominated Rick Logan as 1st Vice President, Rick accepted the nomination. Leroy made a motion to close nominations, Gary 2nd, voted passed. Gary Wessel was assigned to welcome packets.

### 3. Board Member reports

**a- Treasurer report-** Don (Tish absent) - for month of September, Current assets \$334,208.35 of which is Petty cash is \$100, Truist bank account \$263,785.74 and \$70,322.61 at Mid Florida Credit Union. We have land assets valued at \$26,354.96 some equipment totaling \$50,606.46. Which brings total in assets of \$384,814.81. Our only liability is payroll taxes which total \$1,845.34. Equity of \$382,969.47. Income statement for month of September and nine-month total revenue. For month of September \$6,260.16 and year to date \$141,364.40. Expenses for month were \$16,353.91 (loss of \$10,093.75) and year to date \$80,098.16 in expenses net income year to date \$61,266.24. Leroy made motion to accept the report and Rick 2nd, voted passed. October profit and loss statement ordinary \$1738.92.

**b- Secretary -** Maritza asked if everyone had an opportunity to review. Tim advised of change in Liaison report for month of October, where it stated he tried to attend first SLID meeting it was Airport Authority meeting. Rick made a motion to accept amended minutes, Leroy 2nd, vote passed unanimously.

**c- Violations-** Leroy- Leroy thanked everyone for the well wishes during his health issues. In October there were 75 violations. That largely attributed to not writing people up for having brush out. Leroy stated "according to what I heard they are done picking up hurricane debris out here". But people are still cutting and putting debris out. Of the 75 Bulk waste was 10, Lawn in need of maintenance was 22, trash cans not put away 16 and the other large number was yard debris out to early at 17. Leroy asked if anyone had any questions. Resident asked about a letter they received about brush, Leroy explained they could speak after the meeting. Residents insisted on discussing and Leroy explained the matter was resolved and there was no issue. There was a misunderstanding about dumping in an empty lot. Residents believes someone should call them or let them know what is happening. Another resident explained they received the same letter, but they were the property owner of the empty lot. Don explained that there is difficulty knowing who is dumping where they shouldn't. There was a misunderstanding and the resident understood there was an error. Leroy advised he will check into it and apologized for an erroneous letter. Don explained perhaps a blank letter should not have been sent but to another point there are two sets of circumstances one for normal times and a set during hurricane times for debris. Don also explained there should also be one more pick and then hurricane debris pickup will be all done.

Resident made a comment about perhaps installing speed bumps for speeders. Don explained our roads are maintained by the county, and they are very reluctant to have speed bumps because it becomes a liability if someone is injured during speeding because of the speed bump. Resident asked about hiring more deputies to patrol because something bad might end up happening because of the speeding. Another resident reminded everyone about calling sheriff's department so we can document the issues. Resident mentioned the monthly meeting signs are hard to read based on the speed people are usually traveling from 98 to their turn. Don reminded everyone to call the sheriff non-emergency number and report speeding or anything else.

**d- Permitting-** John- 12 permits issued. Cement slab-1, Fence-2, Sheds-4, commercial sign-1, new home-1, solar panels-1, driveway (extended)- 1, privacy wall/fence-1. Maritza asked about commercial sign. Don asked the attendees if they see someone starting to build let HOA office know so perhaps someone can contact the owner.

John mentioned that some new owners aren't reading their bylaws and can become upset when they realize they can't put fences where they want. Another resident mentioned that ZACK's put up a new sign, and perhaps that's what the commercial permit was for.

**e- Liaison-** Tim- ECO apartments broke ground and building is underway. It is a 52 unit building. In the quarterly news letter from the Fire Department it was posted that the new Fire department is moving forward. Phil Gentry mentioned that we are getting a new fire station, Don explained that the new training center will not be happening but the fire station is moving forward. Apex units will be going for \$600k to \$700k, loft style units with garages and man caves. The facility is slated to have commercial space as well. A resident asked about the "PUB" Don answered Next month, (December).

**f- Neighborhood watch** - Monica- not in attendance

**g- Welcome packets-** Rick - None after September. .

Don explained we accidentally skipped over the October Profit and Loss statement. Income \$1,738.92, expenses \$8,461.47. Net income -\$6,722.55.

New business:

a- Gary Wessel assigned at beginning of meeting.

b - Office would like to know who is re-running for the 2023 terms of board members. Tish Jeffers for "Treasurer" (absent), Leroy- for Violations, Leroy stated he will stay for one more term as he will be 81 years young. John Rarick- will stay on again. Don - will stay on board not as President but to assist where needed. Gary Wessel will stay on as Michael Keiber's term of first vice president. No vote needed, turn list over to office.

c- nothing to discuss

d- Increase HOA fees? Don reiterated that we will have quite a surplus of fees and residents with all new construction. Resident reminded that eco apartments is not part of HOA. Brief discussion amongst board. Leroy made a motion to leave HOA fee as is at \$45 for one more year, Rick 2nd, vote passed unanimously.

e- Don and Tish will work on budget for next year. No major changes, Don reminded us that we will have to think about where a new office will be perhaps one of the new retail spaces that are being created.

f- Mr. Dave Vencill and Mrs. Mary Vencill will be heading up the Christmas decorations at the main entrances. Lights will need to be purchased. Reminder SLID employees will assist when needed.

g- Volunteers for Christmas decorations judging, Don, Gary, and Maritza will be judging the entries, for HOA homes only.

h- Discussion of \$500 donation to Lorida Fire Station volunteers, Leroy made a motion for \$500, Rick 2nd, discussion after board member stated that \$1,000 instead. Leroy discussed previous donations. Phil Gentry

reminded past boards donated \$1,000. for Christmas. Nothing has been donated this year thus far. A suggestion of \$750 was made by Tim. Board voted on \$500, did not pass. Another motion for \$750 from Tim, John 2nd, voted passed. Resident asked where Desoto City is that serves us. George Blvd. A resident asked what it would take to have more security hired, someone stated that our dues would have to increase. Phil Gentry stated that many time when new residents move into the community there are many ideas about increasing security and things that would increase our HOA fees. What gets overlooked when desired purchases are being discussed 1st that many residents have been here for over 30 years and they are living on very limited incomes and the slightest increase could displace them. Phil suggested we use surplus instead of increasing our HOA fees. Don suggested we review all options year by year.

## **OLD Business**

**a- Deed restrictions and by laws-** John- advised he has been reviewing all the bylaws to consolidate or improve language, paragraph by paragraph. John will be coordinating with Attorney Sapp. Leroy reminded up that there will be a fee. John is aware. John clarified that much of the language is poorly written and confusing. Don requested a copy of some changes / suggestions. John stated a paragraph that was confusing regarding building. Maritza explained that it seems more like a consolidation of language. Don agreed.

**b- Final up of Fall Festival-** There were 112 vendors , 15 exhibitors (Sebring line dancers, mobile library, and 5 churches). We had 33 sponsors. 7 developers attended; Comcast, Lorida Fire Station, Sheriff office, The Special Queens from Okeechobee. Don gave a special thanks to all VOLUNTEERS for assisting with all the needs of making this a special event. A special thanks to Phil Gentry. A side note SLID has agreed to assist where they can next year.

**c- New website-** Don [www.springlakepropertyassociation.com](http://www.springlakepropertyassociation.com) . Don asked for everyone in attendance to check it out and critique. Email Don or office directly. Changes are being accepted and considered.

**d- Deed restricted signs-** Leroy will circle back

## **Directors Round Table**

**Don-** if there are any board member that would like an email please let Don know. Don advised he is volunteering with Faith Lutheran Church & Salvation Army, for anyone that perhaps could use a meal on thanksgiving for whatever reason. Residents can go to [www.highlandscommunitythanksgiving.com](http://www.highlandscommunitythanksgiving.com) and sign someone up or yourself.

**Leroy-** Feel free to call me directly if you have questions or concerns.

Rick- Nothing today

Gary- nothing at this time

Maritza - Forms for high school volunteers is finished and will see if it can be incorporated into the website. High school kids need options for volunteer hours. Maritza feels like some drivers speed in phases (new drivers, teenagers), personally do not speed due to the accident on Springlake Blvd. And although it may be tough to pull off what if we had a door to door campaign where we remind our neighbors that many new families stroll and people walk about a lot during the day. I think putting faces to the harm speeding could cause might help. I know it won't be easy but maybe something we can think about trying to organize in some fashion. Residents touched on it appears to be people trying to get to work and school buses. Rick suggested putting on Ticker on website reminder not to speed.

Tim- SLID put out 63 reservations for new water connections.

John- nothing

Member comments- resident asked about Wild hogs issues. Don explained there are trappers and you can call wild life or ask ladies at HOA office they have the info for a trapper. Resident asked about county painting white

lines at stop signs, with surplus can we ask about putting speed limit signs on Blue Heron and Golf Club because there are no speed limit signs, and what is the rule for highlands county to issue permits for home building in our hoa.? Don explained we're working on better communication between county and SLPA. resident mentioned about setbacks because those aren't being enforced anymore. Residents mentioned why when you are driving on Duane Palmer passing Eco Park, why are there no lines on road or lights?

Resident mentioned that if you would like to keep up with SLID info visit <https://www.springlakefl.com> and there is a Developer updates are available. Also, typically during the November meeting we vote for Christmas bonus for office ladies, Leroy moved for \$50 , Don stated that ladies do a great job Leroy amended his motion to \$100 and Gary 2nd, vote passed unanimously

Don adjourned meeting 7:41pm.

Secretary  
Maritza Telesky