



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday June 10, 2024

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

2. Roll Call- Donald Sordino (Safety), Sharon Berry (SLID Liaison), John Olesick (Permitting), Maritza Telesky (secretary), Rick Logan (President), Don Elwell (First Vice Pres, Meetings), Leroy Kaylor (Violations, 2nd vice President), Gary Wessel (Welcome Packets, Safety).

3. Board Member reports

a- Treasurer report- (Don) - May 2024, Gross Profit \$6,932.39 total expenses \$6,609.92. Net Income \$322.47. Bank balance \$95,182.05. John made a motion to accept information as presented, Rick 2nd, voted, passed.

b- Secretary - (Maritza) - Confirmed review. Motion made to accept May minutes as presented by Leroy, 2nd by John, voted passed.

c- Violations- (Leroy) - 87 violations in the month of May 2024. 16- Lawns need maintenance, 14- trash cans not put away, 13- bulk waste out too early, 12- yard debris on vacant lots (1 final notice), 7- trailers. Leroy reported the issue with "therapy chickens" has been resolved as chickens and coops have been removed.

d- Permitting- (John Olesick)- 18-permits for May 2024. 1- Concrete slab, 1- driveway, 2- fence, 4- new homes, 2- painting, 1- pool, 1- new roof, 3- sheds, 1- solar, 1- sunshade, 1- windows. Letter sent by resident regarding addition requesting approval although the county has not approved the addition, Board agrees county should be involved in approval for safety concerns and consistency of rules and regulations. Brief review of July 1st 2024 HOA enforcements.

e- SLID Liaison- BILL KLOHN: Project on Rt. 98 west of Floral continues to move forward. Third garage complex in process, townhomes to follow. **APEX MOTOR GARAGES AND TOWNHOMES RACEWAY OUTDOOR RESORT**, from corner of Rt. 98 and along Haywood Taylor Blvd. Project completing development order process with the County. **ECO LIVING APARTMENTS:** Interiors close to completion, occupancy goal now June. Website active at: www.ecolivingflorida.com **SPANISH MOSS APARTMENTS** **ECO VILLAGE:** Birch Ave. waterline and road improvements have been permitted; road construction has begun. New cabins are being constructed for the school. Website active: www.theparc.com **THE PARC & ECO VILLAGE MADRID AREA LOTS:** Developer Bruce LeDoux hopes to break ground by June. Website now active: www.racevillassebring.com **MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES NEW SPRING LAKE PARTNERS:** Staff met with Joel Schachter and the General Contractor to clarify District responsibilities. Land clearing has begun in the area adjacent to the parking lot area. **BALKI BISRAM:** Site plan designed, engineering is in process **FLORAL PLAZA AND TOWN HOMES**

f- Neighborhood Watch: There was a request for signs to "slow down" by the dog park. In the works advised by Don Elwell.

g- Welcome packets- (Gary)-May 2024. 21 new residents total. 14 new owners, and 7 new renters.

h- Safety- (Donald S)- Reminder vehicles shouldn't drive through empty lots including the postal vehicles. Please report if you witness this occurrence. If you see trees with overhanging or water draining issues, call SLID and see if they can help.

4- Items for Discussion:

- a. APEX update Bill Klohn- advised groundbreaking on town home project will begin in about three weeks. The purpose of coming before the board tonight is regarding the original townhome approval was for a two story home. Based on new findings there has been a change to format and will now include a third

story patio. John O. advised plans are currently 40.2 ft in height our bylaws have a maximum of 35 ft. We will review as these lots and homes are being built on commercial property and maybe outside of our HOA restrictions. The cost of these homes will now be \$1.1 million. Resident asked what considerations have been made for the current resident. Mr. Klohn advised there will be noise ordinances. Motion made that once Avon Park Airforce Range – MAZ (Military Air Zone) and airport approvals and not being in our HOA we approved, John made motion, Maritza 2nd, Leroy nay, voted passed. Apex - presented the proposed development on Haywood Taylor and 98. It will be the “Raceway outdoor resort” It will have commercial retail space intended for restaurant and fuel for sale and convenience store. Open area will have Casitas and RV parking pads. These will be for sale and for lease. Board member asked if the casitas will be metal or block, they will be block. John O., asked if the project does not proceed how will our community be assured they won't sell this property to a mobile home developer. Mr. Klohn shared previous developments they have created and that they are self-funded and committed to the success to this project. Mr. Klohn advised Town homes will not be gated, Garage will be gated and have security, and the RV park will also have a secure gate. Resident asked about traffic congestion. Don Elwell advised the expansion is in process from 27 to Haywood Taylor. This project will not be starting for at least two years. John made a motion to approve the current project as presented and if changes occur we are to be advised, Sharon 2nd, Leroy nay, voted passed.

- b. Zoning Hearing for therapy chicken variance canceled.
- c. Resident will be advised of 30 day notice to get appropriate permits from county or remove addition.
- d. For lending closet, perhaps we should ask for donations prior to purchasing items needed. On website.
- e. The board briefly discussed, and we agreed to rehire a deputy and we would like a report of actions taken while they are on duty. John made a motion to rehire deputy and receive a report, Rick 2nd voted passed.
- f. Board reviewed Proposals from accounting offices. John made a motion to hire Benevides, Gary 2nd, voted passed.

Directors Round Table

Gary- Give the office any input regarding patrolling request. **Leroy-** reminder that there are no political signs allowed on lawns only inside or windows. Also, reminder be on the lookout for your neighbors he saw someone in their lawn pulling weeds but turned out she was in distress. **Don Elwell-** advised after August 20th only national race will be happening, **Maritza-** nothing, **Don-** advised see something say something. A resident was stabbed last month.

Community member comments:

Resident asked about project on 27 and 98. Don Elwell advised there is a proposed indoor sporting complex and restaurants and hotels but still in the works. No supermarkets on the horizon closer to us. Still more projects in the works. Culver almost open Chick-fill-A and culvers hiring. Another Chick -fill-A in Avon Park coming soon as well. Many new restaurants downtown.

Next meeting 7/8/2024

Adjourned the meeting at 7:48pm

Secretary

Maritza Telesky

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