



## BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday July 8, 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), Leroy Kaylor (Violations, 2nd vice President), Maritza Telesky (secretary), Don Elwell (First Vice Pres, Meetings), Rick Logan (President), Tish Jeffers (Treasurer), Gary Wessel (Welcome Packets, Safety). **Absent:** John Olesick

### **3. Board Member reports**

**a- Treasurer report-** (Tish) - June 2024, Gross Profit \$2,692.36, Credits issued and expenses, Net Income \$1047.80. Bank balance \$94,959.60. Leroy made a motion to accept information as presented, Gary 2nd, voted, passed.

**b- Secretary -** (Maritza) - Confirmed review. Motion made to accept Minutes as presented by Leroy, 2nd by Gary, voted passed.

**c- Violations-** (Leroy) - 124 violations in the month of June 2024. 46- Lawns need maintenance, 18- trash cans not put away, 14- yard debris out too early, 12- Bulk waste out too early. Leroy will begin recording any violations at any time not only on drive around days. Contractors leaving too much debris. Yard debris pick up days has a limit on yard debris they will pick up.

**d- Permitting-** Rick Logan for John Olesick- 21-permits for June 2024. Concrete slab-1, driveway-1, fences- 3, new homes 4, paint- 3, resort- 1, shed-1 (on hold), townhomes-1, windows-1.

**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 August. Open house was held on June 29th Website active at: [www.ecolivingflorida.com](http://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](http://www.theparc.com) **THE PARC & ECO VILLAGE MADRID AREA LOTS:** Developer Bruce LeDoux hopes to break ground this summer. Website now active: [www.racevillassebring.com](http://www.racevillassebring.com) **MADRID PROJECT,** (Behind Annett bus) **36 HOMES NEW SPRING LAKE PARTNERS:** Cabin project in process, second 9 golf course opened **BALKI BISRAM:** Site plan designed; engineering is in process. No update from last month **FLORAL PLAZA AND TOWN HOMES.**

**f- Neighborhood Watch:** Report issued: 66 responses from deputies. 3- Sex offender checks (8233 Hampshire Dr; 100 Voss Ct.; and 8301 Granada Rd. Delayed burglary 1, Alarm.4, Attempted suicide 1, Warrant served.3, Verbal disturbance 1, Criminal Miscellaneous vandalism 1, Civil dispute 4, Attempted suicide1, Trespassing 1, Animal complaint not at the dog park 1, Fraud, Embezzlement, Felony 2, Child abuse 5, Traffic stops at US 98- 2, Domestic dispute 1, Suspicious person 3, Suspicious Vehicle 2, Shooting in the Area 1, No Vitals 1, Accident unknown. Monte Real 1, Reckless driver on Rolling Hills Rd. 1, harassment 2.

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

**h- Safety-** ( Donald S)- Don asked If the roads on a Golf Club drive and blue Heron can be repaired? Brief discussion including Tish with regard to repairs to those roads. Don Elwell. Will try to have a Building Department member join us at a meeting to explain the process of having roads repaired when they are not county maintained. Resident asked about "dead end" signs being implemented. Same resident has volunteered to jot down where he believes signs are needed.

#### 4- Items for Discussion:

- a. Review and sign approval for updated 2nd garage standards and shed. Gary asked the board how long before approved driveways must be installed? The board needs to review standards presented as they conflict with notes from prior meetings. Resident advised it is not possible to put shingles on a metal garage or stucco. Metal garages need to match the principal home in color. We will modify the document for our approval and make corrections to misspellings. Resident asked if there would be a time frame to paint metal garage or concrete garage to match the home? The homeowner of the additional garage will have six months to ensure colors match. (this to be added to revised document). A motion to amend additional garage document with new statements made by Gary, 2nd by Maritza, voted, Leroy nay, passed. a Motion made to allow permit officer to grant permission for permits to be approved prior to ratification by Gary, 2nd Rick, voted, Leroy nay, passed.
- b. After reviewing Letter from Douglas McLean we will send a card signed by board to give thanks for all years of service to us.
- c. Problem areas stated by board, Spring Lake Blvd, Duane Palmer, Rolling Hills Rd, Woodmont Street, Lakeview. Times proposed for Sheriff monitoring 7am -10am or 5pm-8pm. Gary will prepare request

#### Directors Round Table

**Don S.-** asked about status of pavilion plans, SLID has proposals on website. **Sharon-** nothing, **Leroy** asking about lending closet being ready to move and perhaps paying helper \$100.00 Also regarding sheds we need to add skirting to ours. Fencing - (some have obviously been grandfathered in) but some fences are not up to current standards with regard to materials used. Quickly discussed if the owner did not have a permit when initially installed, then we can request the standards to be met now. And a discussion about how many RV's and trailers can a homeowner actually have. Should we consider having a limit? Lastly please do not drive through the rear of HOA building cutting through grass. We have been given permission by Alfredo to drive through his entrance if needed. **Gary-** asked what the standard is for sunshades? Rick advised they cannot be on drive way but also a permit must be requested. **Tish-** When Bobcat golf course was in place, folks in that area were not allowed to have a fence but now that Bobcat golf course is not there, should be amend documents or simply revert to original documents adhering to Village V bylaws? **Rick-** reminder to residents: come to board with any issues, we try our best to be fair to all residents. **Don E. -** Town Hall meeting will be on Tuesday Starting at 5:00 pm will be serving food. Budget discussions and Fire assessment discussion/ explanation.

#### Community member comments:

Resident asked about home on Monte Real with roof issues? how can we remedy.

Resident asked about overgrown grass being cut on her street (Sherman and Redwood) where the new drainage was installed in the last year (5801 Redwood Terr).

Phil Gentry update on festival Oct 26, 2024: 33 vendors, 6 food trucks, 3 developers, and 3 farmers market vendors, games and inflatables, costume contest as well. Reminder to possibly bring back eating contests.

Resident asked about sheds color not matching home on Edgewood.

Resident asked about having Sherriff reviewing where street signs are needed.

Resident asked what we can do to facilitate contractors clean up at job sites. (report to office if you see this)

Next meeting 8/12/2024

Adjourned the meeting at 7:34pm

Secretary

*Martiza Telesky*

Maritza Telesky