



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday May 13, 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), Don Elwell (First Vice Pres, Meetings), Maritza Telesky (secretary), Leroy Kaylor (Violations, 2nd vice President), Gary Wessel (Welcome Packets, Safety).

3. Board Member reports

a- **Treasurer report-** (Tish) - April 2024, Gross Profit \$11,568.91 total expenses \$10,097.35. Net Income \$1471.56. Leroy Kaylor made a motion to accept information as presented, John 2nd, voted, passed.

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

c- **Violations-** (Leroy) - 180 violations in the month of April 2024. 2 Final letters, 34 lawns, 30 trash cans out, 26 trailers, 24 bulk waste, 22 autos, 22-yard debris. Leroy advised about pending information about homes with chickens. 7 homes with PODS perhaps should not be there longer than a week. Also advised about Styrofoam homes being built on Cozumel have now moved containers to the back of property versus frontage.

d- **Permitting-** (John Olesick)- 13 permits for April 2024. new duplex - 1, Fences- 4, new home- 4, paint- 1, pergola- 1, siding repairs- 1, Solar- 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 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. 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 SIGNATURE:** Staff met with General Contractor to clarify District responsibilities. Land clearing has begun in the area adjacent to the parking lot area. **VILLAGE X:** No update from developers **RV PARK AND CAMPGROUND BALKI BISRAM:** Met with staff to review plans and budget. No timetable in place yet **FLORAL PLAZA AND TOWNHOMES RJS REAL ESTATE:** Owns the land east of our office. No update. Also owns 10 acres east of the Baptist Church and apartments, towards Floral 11 **ACRES DIRECTLY EAST OF THE DISTRICT OFFICE 10 ACRES OFF VALENCIA.**

f- **Neighborhood Watch:** Call 863-381-8052 if you would like to become involved in neighborhood watch. Report sent to Monica to share: The Highlands County Sheriff responded to 83 calls/follow ups during the month of April. animal complaints-1, Child Abuse-1, Alarm-1, 9-911hangups,Asst Public-6, harassment-2, burglary delayed-1, civil dispute-1, domestic dispute-1, burglary-1, juv curfew check-2,embez-1,missing juv-1,prop damage-1,no vitals-1, susp inci-4,susp pers-1,susp vehicle-4, suicide attempt-1, theft delayed-1, litter-1, watch order-12, traffic stop-1, sexual offender checks-4 (sex offender on Rolling Hills rd. has been removed).

g- **Welcome packets-** (Gary)-March and April report. 26 new residents' total. 18 new owners, and 8 new renters. Gary reported a resident witnessing a break-in. Please call 863-402-7200 to report non-emergency occurrences.

h- **Safety-** (Donald S)- Don S. reported that Golf Way and Blue Heron Dr. has a large pothole/sinkhole. Don S. reported that signs advising to “watch for children” are not allowed. Don Elwell will inquire with the Traffic department. Also discussed speed tables with the Sheriff and engineering department.

4- Items for Discussion:

- a. APEX update (canceled).
- b. Vote and discuss Shed additions. John advised any additions could potentially add square footage exceeding current standard. Also, the county permitting process has requirements such as engineering plans. This evening’s discussion is should we allow additions and if so what are the requirements. During the discussion Mr. Paton has been advised to go to the county for proper permitting for his addition.
- c. The HOA’s current Accountant is retiring. Board to vote on new accountant. We are asking office staff to request a price brochure or fees listings for the new CPA office.
- d. The county has come back to HOA regarding at home business that if the business is not obvious and in good form, they have no issues. If anyone sees any issues, please call code enforcement.
- e. Statements have been sent out for the 1st quarter.
- f. Release of lien totaling \$840.75 and claim of lien \$100.38 has been collected.
- g. Office staff thanked everyone that assisted with moving the lending closet to the new shed.

Directors Round Table

Donald S.- nothing. **Sharon-** nothing, **John O-** thanks to everyone for cooperation, **Maritza-** For transparency a resident and she are friends. There is a resident that has been asked to remove a POD that has been parked for an extended time frame. Maritza requested the board revisit the situation and deadline due to unusual circumstances this particular resident has had to go on. The board agreed to allow one more month without penalty and agrees to communicate with the office. **Leroy-** illegal driving through empty lots to get to Dollar general is a problem. **Gary-** speeding is still an issue, revisiting the hiring of officer to patrol. Next month to be on Agenda for voting to rehire an officer and means of speeding control. Pricing to be requested as well.

Community member comments:

Phil Gentry advised Fall festival planning has begun, it will be held on October 26th, 2024. Reminded folks to NOT SPEED. Resident advised folks still driving through empty lots.

Next meeting 6/10/2024

Adjourned the meeting at 7:28pm

Secretary

Maritza Telesky