



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038

Date: May 12, 2022

1. Call to Order by G. Hunter: 7:00 p.m. Glenn informed all present that regrettably, Charlie Arnett passed at 10:30 Sunday morning (May 8). Charlie joined the board in 2007. He provided tremendous support with electrical, plumbing and financing, and he will be greatly missed. Sharon, will let Glenn know when they will hold a gathering for Three River friends to honor Charlie. Glenn and Laura visited him several times, and last heard from Charlie that it was unfortunate timing, now that he'd finally retired!

2. Invocation;
3. Pledge of Allegiance to US
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	Mary Brallier
-Charlie Arnett, Deceased	Mickey Olson, Vice President	-Lisa Kirby,
Vonda Ackerson	Victoria Imm, Treasurer	-Rick Palm
John Bryant	Hilda Gilchrist, Secretary	
Sassy Johnson		
Sammy Keen		
Tommy Matthews		
Joan Nano		
-Phyl Rea-sick		
Charlee Thompson		
Tom Tramel		

5. G. Hunter reminded us that we are asked to call in with our excuse. *J. Bryant moved to excuse sick members /T.Tramel 2nd, Passed unanimously*
6. Approve Agenda: minor shifts were noted.
7. Approve meeting notes for April 12: minor corrections to be made were noted; J. Nano noted she is not on the elections committee, and asked to include a comment which was not part of the 4/12 meeting/her request was denied.
T. Tramel moved to approve/2nd T.Matthews; Passed unanimously.

8. Secretary's Report by Hilda Gilchrist: Nothing to report.

9. Treasurer's Report by Vicky Imm: Drummond BankAccount:

Checking bal:	\$13704.05	Monthly Checks:	\$2,956.93
Savings:	50,015.96	Auto Drafts:	<u>589.97</u>
Memberships:	<u>75,158.82</u>	Total Expenditures:	\$3,546.90
Total:	\$138,878.83		
		Transfers:	0
		Interest-Reg. Ckg:	.12
		Interest-Savings:	0
		Deposits-Reg. Ckg:	1,347.75
		Deposits-Mem C:	3,810.00
		Electronic Deposits	<u>2,840.00</u>
		Total Deposits:	\$7,997.87

- * Secretary asked to transfer \$25,000 as needed since TREPO now has two accounts, one for online payments and the other for memberships, and checking (accounts payable) receives NO income. TREPO averages \$3,000 (+-) of expenditures per month.
- * Discussion took place; C. Thompson asked why we don't just have Accounts Payable and Accounts Receivables.
- * M. Brallier asked why we don't just have automatic transfers.
- * Secty. explained TREPO is able to keep the books transparent and address some of the complaints from the past, by tracking the way it's now being done.

Motion to approve the financial report and move up to \$25,000, C. Thompson, 2nd by J. Bryant; Passed, unanimously.

10. President's Report, Terri Hester:

- * A lady who monitors Manatees has requested a key to parks, we did not provide a key but asked her to call Cathy Reiker or Terri Hester.
- Gate Security: Monitoring of gates on Saturdays and Sundays has begun at Hodor and Point. President relayed problems regarding following rules, such as when she asked a member to throw away her glass container but member refused, told her off, and continued to the water.
- * A discussion took place for how to discipline bad behavior: 1. verbal warning (i.e. the request from the President), 2. follow up in writing (member's name and key # was obtained), 3. suspend park privileges.
- * Chairman noted the high concern of glass in the river; he suggested we wait till a Park Ranger position is filled to proceed with follow up.

President requested board approve (2) Law Enforcement officers for Memorial Days week-end, at least Saturday and Sunday from 11-5.

This was approved after long discussion about disappointing past experiences.

- * T. Tramel explained that a sheriff deputy is not required to enforce TREPO rules and only gets involved if there is disorderly conduct.
- * M. Brallier noted that people seem to slow down due to the mere presence of law-enforcement.
- * Bill Brimm said if we have a rule against glass containers, any board member can tell law-enforcement that someone is breaking one of our rules so that law-enforcement can do something; otherwise they could only act if there is disorderly conduct.
- * T. Tramel said we need to give the officers a list of what we'd like them to do.
- * M. Brallier noting a friend who's suffering lifetime disability from stepping on glass.
- * J. Nano asked whether we can ask them to ticket speeding; we had an officer a few years ago that would just wave to them.

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Parking issues were discussed:

- * M. Brallier noted the NO PARKING signs have really helped out!
- * V. Ackerson said that members were originally upset about the parking signs; Columbia County were ones who put them up!
- * Chairman noted there is a wider right of way on the east side in front of private properties.

T. Matthews was asked to get a sign made up & posted at the entrance to the clubhouse parking area. Sign will say ADDITIONAL PARKING (with an arrow pointing west) TREPO Members Only.

11. Maintenance Committee Report: Terri Hester

- * UF Research has a key so they will be testing the water at George Horne's dock (on the Suwanee, last dock across Point Park).
- * TREPO paid for Pavillion (24'x 24') at Point Park Thursday 4/28/22.
- * Desi (who cleans bathrooms) has asked for (4) garbage cans at both Point and Hodor Parks.
- * S. Keen would like a second gate for tubing and kayak users to reduce congestion at Hodor main gate. The chairman noted that they've been working on finding an alternative location.

- * H. Gilchrist asked when we (the Board) would see the proposed location, since she is a site planner and lives just north of the park. Chairman noted it would likely require a dock and be near the current swimming area, but it's still a work in progress.
- * V. Ackerson asked permission to rope off and buoy the swimming area at Hodor and Point Park (similar to what Paul Heinmuller has done at his property), so that conflicts between boats and swimmers and boats and children are reduced. Chairman asked her to research and bring more information to the board.

12. Communications, Vonda Ackerson:

- * Summer Event Planned for Saturday, June 4; DJ Chris w be at Hodor with Karaoke from 1-5. A "country theme", line dancing are planned to try to get people to come on out and participate. Free BBQ sandwiches are to be provided from the community fund.
- * Current Membership. Columbia County 557 Suwanee county 183: Total 740

13. Discussion Action Items:

Park Committee Report: Tom Tramel

- * T. Tramel requested Park Manager candidates should ideally be able to apply online;
- * C.Thompson noted that he has received the standard application from T. Tramel, but it has lots of forms which will require quite a bit of time in order to build a website. He offered to create a simpler application with the goal to file forms (application) online.
- * T. Tramel requested information be saved online so the committee would be able to access the applications.
- * Bill Martin brought up the fact that security must be provided to the applicants so their confidential information is not available to others. C. Thompson noted that this will all take some time (+-)3 weeks. *Applications are proposed to be due by May 31.*

Elections Committee: The elections committee consists of five members in good standing and include Vonda Ackerson, Skip Clemons, Terri Hester, Mary Terry, Pam Thomas. Ms. Thomas reported on the rough layout on how the committee intends for the election to run. Goal is to run an election with integrity.

- * *All ballots will be stamped with the official seal, so duplication is not possible.*
- * Up for election will be (6) Board Members, (4) Officers, and (4) Alternates.
- * Term: January 2023 for (4) years) ending Dec., 2026.
- * Deadlines are as follows:

8/1/22 TREPO Members in good standing submit their qualifications for desired position (name, address, short biography).
 10/5/22 Last day to receive qualifications/applications
 10/8/22 Annual membership meeting and Picnic. Ballots will be available for TREPO members in good standing who are going to vote in person.
*NOTE: Absentee ballots will by request only through phone or e-mail: elections@trepo.net.
 Corporate Officers must be full time residents of TREPO.*

Steve Allison (Board Presentation): Mr. Allison reported that due to the meeting of February 8, 2022 he has been accused incorrectly by two TREPO members of being the law enforcement officer who ushered out and assaulted Mr. Walker. Mr. Alison stated that he's never worked as a sheriff, and furthermore he noted he wasn't even at the meeting.

- * T. Tramel noted this is a serious matter, since The Lake City newspaper could get these reports from the public record where Mr. Allison's name was used wrongfully and repeatedly.
- * C.Thomson clarified that on site cameras (both inside and outside the clubhouse) were recording and were sent to the sheriffs office as evidence. Mr. Walker who says he was pushed and assaulted, created false accusations and lied. Charlee also confirmed that S. Allison was not at the meeting.

- * Two WITNESS STATEMENTS provided through the Columbia County Sherrif's Office (signed by a current TREPO board member and another by a property owner) were distributed to the Board. They both accuse Mr. Allison, and show false reporting of the incident.
- * This has to stop; wrongs have to be righted. Board could take action including the revocation of board member, etc. *The chairman created a committee made up of V. Ackerson, T. Hester, G. Hunter and T. Tramel.*
- * J. Nano asked to speak and described what she saw... "you were standing right there", then said she didn't know Mr. Allison, and was told he was the one involved.
The board was asked to appoint a committee to review and report a recommendation to the Board, on how to reprimand the two individuals who made and signed false accusations. Motion by T. Tramel, 2nd C. Thompson, passed.

Camera Security: Charlee Thompson

Charlee is waiting for pieces and parts that are on back order to finish set up at Midpoint and Point Park. It was noted that Phase 1 and 2 of the project were previously approved so no board action is required at this time.

New Business: H. Gilchrist: *Progress towards establishing a Springs Protection Zone (SPZ) for the Ichetucknee requires we all take action as suggested by FFWC.*

- * H. Gilchrist circulated a two page document dated May 6, 2022 written by Amy Rozelle (a riparian resident on the Suwanee County side), who was able to attend the meeting of the Florida Fish and Wildlife Conservation Commissioners in Gainesville Florida on May 3 & 4, 2022. She reported she has requested a non-motorized vessel Springs Protection Zone (SPZ) for the southern 2 miles of the Ichetucknee. *It seems the best course of action is to provide evidence of harm or "potential harm" from motorized vessels to the river. This might include pictures/videos of anchor/rope marks on cypress trees from anchoring/mooring, eel grass/vegetation pulled up by anchors or trampled by people, scars on manatees from propellers, erosion from boats/wakes, gas/oil in the water, vandalism, etc.*



**H. Gilchrist also noted that she purchased a "Free-Dive Flag" with weight and float 4' tall, and started swimming with it attached to her waist by a rope. This will require motor craft to stop, since they are supposed to try to maintain a distance of 100' from such warning flags. She recommends all interested to invest in one.*

**According to boating regulations, boaters must remain 300 feet from a diver's down flag on open water and 100 feet when divers are in a smaller body of water.*

Old Business: None

Open - Property Owners Comments to Board, time limit 2 minutes per

person. None

Next meeting: June 14th

Adjourn: 8:23