



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

Date: June 14, 2022

1. Call to Order by G. Hunter: 7:00 p.m.
2. Invocation
3. Pledge of Allegiance to US
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	-Mary Brallier
Vonda Ackerson	Mickey Olson, Vice President	-Lisa Kirby
John Bryant	-Victoria Imm, Treasurer (vaca.)	Rick Palm
-Sassy Johnson (sick)	*Carole Strickland (Substituting)	
Sammy Keen (family)	Hilda Gilchrist, Secretary	
Tommy Matthews		
Joan Nano		
-Phyl Rea-sick		
-Charlee Thompson (family)		
Tom Tramel		

Motion to approve excused members J. Bryant, 2nd T.Tramel, Passed unanimously

5. G. Hunter asked *Rick Palm* to come up from an alternate to fill the board vacancy and vote tonight due to recent board member deaths.

6. Approve Agenda: *J. Bryant moved, T. Trammel 2nd; Passed unanimously.*

Parliamentarian Bill Martin it's been our process to ask whether all have signed in. Debbie Jean Chadwick had not. It was noted that she is present

7. Approve May minutes: Secretary noted the date of April will be corrected to May 12.
Motion to approve minutes by R. Palm, 2nd by J. Bryant; Passed unanimously.

8. Secretary's Report by Hilda Gilchrist: E-mail addresses are needed for Mary Brallier, Lisa Kirby, and Phyl Rea.

9. Treasurer's Report by Carole Strickland (on behalf of Vicky Imm):

Drummond Bank Account info for May 2022:

Checking bal:	\$ 5,009.77	Monthly Checks:	\$8,162.63
Savings:	50,015.96	Auto Drafts:	<u>631.51</u>
Memberships:	<u>79,512.22</u>	Total Expenditures:	\$8,794.14
Total:	\$134,537.95		
		Transfers:	0
		Interest-Reg. Ckg:	.06
		Interest-Savings:	.00
		Deposits-Reg. Ckg:	99.80
		Deposits-Mem C:	2,400.00
		Electronic Deposits	<u>1,953.40</u>
		Total Deposits:	\$4,453.26

Discussion took place regarding refund from insurance.

Motion to approve the financial report , T. Tramel, 2nd by T. Mathews; Passed, unanimously.

10. President's Report, Terri Hester:

a. Gate Security: Monitoring of gates on Saturdays and Sundays at Hodor and Point is going well. President relayed incident with speeding and other issues at Point Park.

b. Summer Activities:

- * 1,680 people visited Hodor during Memorial Week-end.
- * The large metal Pavilion (24'x 24') at Point Park is up; the President is getting the cost for two smaller pavilions to be framed out of wood.
- * Another special event is being planned for July with hot dogs, and other snacks.
- * 175 people came to the BBQ & western themed free event, turned out nice, everyone enjoyed it.
- * security arrangements are being made for 4th of July week-end.
- * Columbia County Sheriff officers are doing a very good job and stayed highly visible and talking to people during Memorial Day week-end (from 11-5). Father son team the first day and then son and friend.

11. Maintenance Committee Report:

*J. Bryant reported that he picked up more locks and is changing the lock at Boat Ramp Park, he got more keys for red gate at Point Park

Also, he was told to get trash cans. He noted that prices have gone up, we need sturdy ones, but when people load those up, our receptacles with wheels are very hard to roll on our sandy surfaces.

- * T. Hester noted that Lowes has smaller trash cans for \$79.00 and \$109.00 for large ones.
- * He talked to Jeff Keaton about the keys; we need to order the keys very soon; estimate how many we need. Also, if the cost of keys goes up again we need to confirm that the budget allotted for currently is adequate to cover their cost; otherwise the board will need to vote.
- * He has two grills in the shed that can replace two wherever needed - Hodor Park. But we need to order more at 300-400 at least, the ones we get from Amazon don't hold up well. H. Gilchrist noted she can look into other companies used for the parks in tallahassee. We need about 7. J. Bryant, H. Gilchrist, and T. Hester we're to research and gather information for high quality grills and freight, and report back.
- * T. Tramel suggested approving a max. budget (up to \$6,000.) amount so purchase can be made. T. Mathews 2nd passed unanimously.

12. Communications Committee Report: Vonda Ackerson

Membership: 588 Columbia County
 202 Suwanee County
 790 TOTAL

13. Discussion/Action Items

a. Park Committee report: Tom Tramel: Getting closer to end of the process for Park Manager position had (4) applicants. They were all reviewed. (2) applicants failed to meet minimum requirements (2) applicants did meet requirements; one applicant stood out well above the other. For the record this is a Park Manager's position, not a Park Ranger, no guns or law enforcement required, and our recommendation is to have Bill Brimm awarded the position as an employee to TREPO, contingent upon successful background check and interview with the committee.

William D. Brimm's resume was read supporting that Mr. Brimm is highly qualified. The resume (not attached) is hereby made part of these meeting minutes.

**Motion by T. Tramel, 2nd. J. Bryant moved to approve, motion passes unanimously... congratulations Bill (hardy applause by audience).*

b. Camera security: Charlee Thompson absent due to his mother entering hospice care. Vonda noted that Charlee's waiting for several camera components.

c. Elections Committee report: Pam Thomas is the spokesperson, and will be prepared to discuss the process in more detail if necessary at the July meeting.

The President noted the process is explained fully in the Newsletter.

Mary Terry noted she's heard nothing but positive feedback on proposed procedures.

G. Hunter noted he attended one of the meetings and was impressed by the due diligence of committee fulfilling goal 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:

* July 1- August 1 TREPO Members in good standing submit their qualifications for desired position (name, address, short biography).

* 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.

* Mary Terry noted that people could also turn their votes in sealed envelopes.

NOTE: *Absentee ballots will by request only through phone or e-mail: elections@trepo.net. Corporate Officers must be full time residents of TREPO. No ballot harvesting. Vote in person, each member voting shall show their park key/number and i.d.*

* Joan Nano claimed that process doesn't qualify for the 720: ALL absentee ballots are required to be sent via US mail.

* G. Hunter said we're just a couple weeks from qualifying and that issue so we need to get all issues resolved at the July meeting. He thanked all the committee members for their due diligence to hold an election we can all be proud of and we have no issues with.

* *D.J. Chadwick had a question...said she and others want to know who is on the elections committee.*

* *The President responded that elections committee consists of five members, Vonda Ackerson, Skip Clemons, Mary Terry, Pamela Thomas, Vonda Ackerson, and herself.*

* D.J. Chadwick claimed "that's illegal" because you guys are on the board and committee members were not to be part of the board.

* Terri responded that all she did as TREPO President was to sit in to make sure the meeting ran smoothly.

* V. Ackerson noted that as of July 1 when she and T. Hester run for election, they will not have any involvement in the election committee.

* D.J. Chadwick..."it was crooked as hell"; she left the meeting slamming the door behind her.

d. Safe Deposit Box Discussion: The Chairman said our safe deposit box is at TD Bank, he went in to the bank and attempted to move the safe deposit box from T.D.Bank to Drummond Bank, and found out this is not easy to do, now that the current signatories have passed, (Charlie Arnett and Evelyn Johnson). What we need is a motion and vote in the minutes so we can assign G.Hunter and T.Hester as the (new) assigned signatories

What's in the box? V. Ackerson: Deeds, Inner workings of trepo, not the corporate seal.

- * **Motion (by J. Bryant) that Glenn Hunter and Terri Hester be the new signatories for TREPO, and that the Safe Deposit box be moved from T.D.Bank to Drummond Bank. 2nd by T.Tramel, passes unanimously.**

Parliamentarian, B. Martin said he'd like to challenge the director that says that 720 as requiring mail in absentee ballots; he sees no such thing for that requirement.

Jesse Crane 723-078. B. Ackerson noted that is a mobile home section. Now we're talking about a different section.

Chairman asks that we come back with that information once researched.

14. New Business:

Question regarding Keys...do we need to budget monies for purchasing new keys? J. Bryant says every year we have to pay for that. If we have to take from this years, we have \$8,500., if the price is going up again, we need to allocate it now, not wait till October. Chairman says if it's already in the budget and unless it is a higher price than budgeted we don't need to take action.

* *T. Matthews reported that we finally got the signs placed (new entry signs-one at Utah and 27, and the other at Newark and Wilson Springs Road).*

* *He said H. Gilchrist has volunteered to come up with a planting plan for the two signs.*

* *H.Gilchrist said she will work with members of the TREPO Gardening Group, Pam Thomas and Judy Brimm and others. She noted she has preliminarily discussed using Saw Palmetto, a native, very low maintenance shrub with showy foliage.*

* *A budget was previously approved by the board for the landscape.*

* *The dirt is still holding up.*

15. Old Business:

There was old Business last meeting, related to board member, Joan Nano. We had a member that came forward citing a concern about a board member, regarding a false allegation against the member...a witness statement that relayed to an incident occurred in Feb. it upset the member, and it was totally inappropriate the manner in which it was written up as false statements. As a matter of fact, the member was accused wrongly when he wasn't even at the meeting. The witness report was incorrect based on surveillance cameras that proved them incorrect. The was an officer of Columbia County involved, and he was completely exonerated of the false statements, however, the remarks made against a member of TREPO by a board member, and I would tell you that we need to be more responsible in how we treat our community

I read the two witness statements, (the other was Mr. Crane) that said the same comments and statements. After review their signed statements were erroneous.

This is what the board has had to deal with continually. It is not helpful for our community; it puts this board in a very bad position potentially litigious

Statements made by our members and what we do. What can we do? I don't know but we should find some appropriate means to censure the board member,

What actions can we take as a board,

There is an ethics that we should hold people to as it relates to their conduct and intent. And I don't think any of us have the right to misrepresent our board or our community by our action, and so with that being said, I don't think that there's a law, but we could censure tonight, we could warn, or we might have the ability to take away membership away if these actions

continue. So I would throw that out, Mr. Tramel do you have any thing to add? We had these discussions in our committee.

- * T. Tramel: I'll mention 2 things, this goes to liability and credibility. Anytime a board member speaks it's very difficult to separate the individual from speaking for the board, so we need to make sure that anything connected to the board, and TREPO is accurate and factual.
- * And as far as I'm concerned this is also connected to members if you want to be a member in good standing you don't falsify reports and you don't make allegations that are untrue. It also goes to personal liability and Mr. Alison indicated that he would like to contact an attorney. This is a serious matter, since it was recorded as a part of public record law, which means that anybody can get that record including the newspaper can publish it and if the paper publishes it even greater liability is incurred for the individual and possibly the board.
- * It is imperative that this has to stop.
- * Board could take action including the revocation of board member, etc.
- * J. Nano asked to speak and provided her interpretation.

T. Tramel asked the board to let the committee (made up of V. Ackerson, T. Hester, G. Hunter and himself), to meet one more time to make 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.

- * V. Ackerson reported she has been given permission by FWC to rope off and buoy TREPO swimming areas so that conflicts between boats and swimmers and boats and children are reduced.

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

- * I think all we need is a welder, and make posts out of stainless steel with a bolt.
- * I was looking at the grills at Hodor and all they need is the post needs to be welded back on
- * Jesse Crane noted that membership income and no. of members don't seem to add up,
- * V. Ackerson noted that some of the fees are prorated.
- * Floaters getting in off the highway, quite a few people that once the gate keepers leave at 5 or 6 a whole other group comes in, the attitudes change, speeding goes up, a kid and his dog was almost run over. Once we get a Park Manager things could improve. Maybe the gate keepers could stagger

*P. Thomas: I've become aware that the master key (with a code number) is hidden place somewhere in each of the parks. someone is giving out the code number it's being used.

*Chairman: It's set up for Management District and Game Commission, but we'll have to change that.

*Mary Terri: I brought the issue of the air B&Bs up a few meetings ago and I'm wondering if there's been any progress or discussion as to what we may or may not be able to do including guest access to the parks and all that.

*Chairman: we have not met on that.

*V. Ackerson: We're having somebody look at some recent laws. I know there's one that if it's under a six month rental there are some consequences.

*Chairman: that's gonna be difficult to do because we've got some precedent.

*B. Brimm:

Next meeting: July 12th

Adjourn: 8:15