



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

**Date:** August 9, 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 (sick)	-Victoria Imm, Treasurer	
-Sassy Johnson (sick)	Hilda Gilchrist, Secretary	
Sammy Keen (family)		
Tommy Matthews		
-Joan Nano		
Rick Palm	Park Manager	
-Phyl Rea-sick	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. Request Board to approve excused members: Motion by J. Bryant, 2nd C. Thompson, Motion passes
6. Approve Agenda: Motion by C. Thompson, 2nd T. Tramel, Motion passes.
7. Approve July 19th Minutes, Motion by C. Thompson, 2nd by S. Keen, Motion passes.

**8. Secretary's report, Hilda Gilchrist**

\*(2) letters written (one to J.Nano, another to D.J. Chadwick) and printed out for Chairman's signature, sent by certified mail, dated July 26th.

\*Requests reports by Park Manager and others be submitted to C.Thompson and referred to as attachments.

**9. Park Managers Report, Bill Brim:** provided a detail report, please refer to Web site attachments. In

general, the majority of people are very appreciative of what we're doing at the parks. There are still some groups that are not. He's been working with the Sheriff on some issues. Gate locking is still a problem; folks coming up to Point Park; dogs without leashes; glass containers at all the parks, especially at Point Park. Midpoint someone left gate open, others got in without a key and we're asked to leave; a gentleman a group of four, a group of 3 with a dog, Steel, had a dog in there, said it wasn't his, but it was, he got in to Bill's face. B.Brim left, locked the gate and wrote an incident report as is his habit. Camping Park, gate is always left open! 2 Airboats pulled up on the shore with ropes around the trees. Speeding by 4 wheelers is also a problem! He noted it's great to work with a team of people.

\*Chairman then spoke...the more documentation we get we can use to warn, and eventually take away memberships. If we don't work to enforce rules in place, we will get sued (in fact we are currently in a difficult suit).

\*T. Tramel noted it's an educational process. He would support sending Mr. Steele a letter based on these current incidents, where he almost ran over a person.

\*Chairman notes we have now identified a green and black (4) wheeler. We could send our findings to State Attorney's office and Sheriffs department.

\*T. Tramel Motion that we send a notice to Mr Steele (a member), 2nd by C. Thompson.

Discussion... \*B.Martin notes that we need to have evidence along with the letter.

Motion passes unanimously.

**10. Treasurer's Report, Carole Strickland (in Vicky Imm's absence):**

*Please refer to attachments for full report & P&L chart.*

Drummond Bank Account info for July 2022:

Checking bal:	\$48,783.16	Monthly Checks:	\$14,214.39
Savings:	50,022.20	Auto Drafts:	<u>678.63</u>
Memberships:	<u>22,950.22</u>	<b>Total Expenditures:</b>	<b>\$14,893.02</b>
<b>Total:</b>	<b>\$121,755.58</b>		

<b>Transf. to Reg. Checking:</b>	<b>\$ 50,000.00</b>
Interest-Reg. Ckg:	.12
Interest-Savings:	0.00
Deposits-Reg. Ckg:	36.00
Deposits-Mem Ckg:	4,670.00
Electronic Deposits	<u>705.00</u>
<b>Total Deposits:</b>	<b>\$5,411.12</b>

\*Move to approve financial report & expenditures the Treasurer's Report for July, J. Bryant, 2nd C. Thompson, passes unanimously.

**\*Karen Faunce no longer lives in Three Rivers and needs to be taken off as a signer of checks on TREPO account; Lynn Martin's name needs to be added to replace her. It was also requested that Terri Hester be added as a signer of checks to T.D. Bank.  
Motion made by J. Bryant, 2nd C. Thompson**

**11. President's Report, Mickey Olsen (for Terri Hester):**

\* member is desperate about people living in a shed, with no potable & raw waste in ground, that has been turned over to the health department.

\* Discussion took place regarding reserve area for drop off; designated spots or area to address the congestion, party of 8-12 jumping out. A drop off committee? We have a lot of options, a few of us need to come out on a busy Saturday!

**12. Election's Committee Report, Vonda Ackerson**

*Memberships:	Columbia County	626
	Suwanee County	<u>208</u>
	Total.	834

\*6 board seats are available, 10 candidates , see mail out for details, should lead to easy tallying!

\*Only 4 applications for officers are those currently in place, so they will continue un-opposed.

\*Also only received 4 applications for alternates, Stephanie Watson, Judy Brim, Mike Davis, and Amanda Cartwright, all (4) will be accepted.

\*All the dates are in the Newsletter going out.

\*Election date and Member's meetings Oct. 8th.

\*Last day to request absentee ballot is September 1st.

**13. Maintenance Committee Report, J.Bryant**

Spoke to Jason Welding about constructing grills; he may be a bit more expensive than the grills we've found, but those would require an additional \$130.00 for shipping.

**14. Communication's Committee Report, Vonda Ackerson:**

Rumor control:

1) Post put on FB page about how we're not using that area at Boat ramp park, usage is too much conflict, and in the wetlands.

2) down on the Santa Fe, there are 5th wheelers, someone is spreading rumors about Vonda Ackerson running an Airbnb on one of her lots, this is untrue. She does not and has never had Air BnB. The property they're accusing her of is adjacent to hers.

**Camera Security Update, Charlee Thompson:**

\*All conduits are in at Midpoint, the base of the pole has been concreted in, waiting for everything to dry. He had to order a different type of cable that can be underwater when it floods.

\*Based on the issues B.Brim faces, Recommends purchasing a body cam for B.Brim (like the sheriffs use in the \$200-\$300 range). Motion to approve by T.Tramel 2nd R.Palm, passed unanimously.

\*Chairman notes that at Midpoint we are having lots of problems with our gates, and the cameras will capture who comes in and who locks, etc.

\*C. Thompson noted that the recorder is not near the camera, so if someone tampers with it that will have been recorded and we will have plenty of footage to turn into the sheriff's office.

\*a badge with photo of B. Brim was also approved.

**15. New Business:**

\*Picnic planning has begun

\*H. Gilchrist requested the Springs Protection Zone be put on the agenda

\*Bring ideas to the Member's meeting on Oct. 8th to share with everyone, this includes new rules, etc.

**16. Old Business:**

\*Protection of swimming area was brought up; Chairman noted this issue is being addressed and we are working on possible solutions.

\*J. Crane questioned why there is not another position open since he thinks C.Arnett was part of the B team. V. Ackerson has done the research, Charlie Arnett was on the ballot 2 years ago, he received 143 votes

**17. Open Property Comments to the Board Time limit of 2 minutes per person).**

\*Ray \_\_\_\_\_, a 19 year resident who has pretty much stopped going to the parks except at night when he kayak's wanted reassurance that dogs are allowed on the river, and seemed satisfied to know that Fishing Park and Camping Park are Dog friendly. He said he was willing to help set up with doggie bags and everything.

**\*Some reasons we don't allow dogs in other more popular parks: Infantigo which is caused by animal feces, kids coming up to dogs that don't bite, but they do bite.**

\*T. Tramel suggests we consider separate launch and exit areas for those with dogs.

\*Susan Johnson, based on activity on July 4th, and knowing that Labor Day is coming up, she suggests Sherriff's come later and stay later, Vonda and Charlee agreed.

\*Limerock that's been placed in walkway is hard on feet and people are using grass instead.

**Next Meeting:** September 13

**Motion to Adjourn** J. Bryant, 2nd C. Thompson.