



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

Date: September 13, 2022

1. Call to Order by G. Hunter: 7:00 p.m. Chairman asks us to keep B.Martin and his health in our prayers. Vonda asked for prayers

2. Invocation

3. Pledge of Allegiance

4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
Vonda Ackerson	-Mickey Olson, Vice President (out)	
John Bryant	-Victoria Imm, Treasurer (vacation)	
Sassy Johnson	-Hilda Gilchrist, Secretary (vacation)	
Sammy Keen		
-Tommy Matthews (sick)		
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 September Agenda : Motion by C. Thompson, 2nd T. Tramel, J. nano opposed, motion passes.

7. Approve August Minutes after the following two corrections are made:

*At the end of the meeting it was requested to add another person (Terri Hester) as check signer to the Drummond Bank (along with Lynn Martin). *Karen Faunce no longer lives in Three Rivers and needs to be taken off as a signer of checks on Drummond Bank TREPO account. Lynn Martin's and Terri Hester's names needs to be added as signers of checks to TREPO Drummond Bank account.

*The number of members for Columbia County is a typo and should read 626.

Motion to approve once corrections are made...by C. Thompson, 2nd by T. tramel, Motion passes.

8. Secretary's report, Carole Strickland for H. Gilchrist, nothing to report.

9. Park Managers Report, Bill Brim:

*Attendance in our parks has gone up considerably over the past 4 week-ends; all parks are experiencing high water so people are urged to use caution when entering water. Gates still continually being left unlocked, hopefully camera's will help with this issue. Trailers are being brought in to Point Park when Gate Greeters are there. Boat Ramp issues ongoing with groups gathering there. People still bringing dogs to parks, people are walking in dog crap/a liability. If a dog bites a child it can cause life long effects; dog owners will be liable! Gate has been broken twice, and it looks like they've used a hammer. Broken glass still being found everywhere. A group or two were at Midpoint well after midnight.

*Chairman asked whether he called Sherriff since grips were there after dark. No, they followed him out.

*Chairman requested members consistently need to be given warnings if they are in Parks after closing; it is a violation and they need to be given warnings.

*ATV's being brought into Fishing Park; tracks can be seen, or they go through private property. they won't take their dogs down there where they're allowed because of the mud.

*Boats are reported above the Median water-line which is private property.

98% of the people very glad we are trying to keep the parks safe.

*There was a safety issue that was brought up at Midpoint Ramp steps, so he put caution tape up; it was ripped down, then back up. Chairman asked whether Mid-Point is underwater, and it is. B.Brim suggests the Park be closed until the steps can be replaced. Chairman notes that S. Keen will be installing new steps once water goes down. Suggests tape be put up again, now that camera's are up!

*Camping Park is currently open 24/7. Should be closed after dark unless one is camping there.

Chairman notes the only reason it's open is for qualified campers. We don't have a reservation process that says I'm there because I'm a qualified camper. That park has a history, rules need to be established to prevent abuse. Most the time no one is camping there.

*Dogs coming into Hodor Park by non- members.

*Fishing Camp needs better access and b more accessible!

*People still complaining that Boat Ramp Park should be open to swimming

Chairman noted that the Board requested it not be a swimming park because of the difficulty of navigating upstream current, etc. There are other Parks designated for swimming.

*Boats coming up very close to people in rafts.

Chairman...there is a group that's bringing that up to the state.

*Boaters bow fishing off the front of their boat, but the person boat fishing should not be done when swimmers, floaters, and kayaks & paddle boards are in the water.

*T. Tramel suggest reservations/notifications be required at Camping Park so we know who and how many are camping.

*C. Strickland /registration sign (not easily copied), be placed on the car windshield.

*B.Brim notes most people are just hanging out at the park, he estimates only four actual camping groups for the entire summer. Chairman suggests we look at what would be best use for that park.

*R. Palm asks: Have we ever had a competent assessment done regarding disability access.

V. Ackerson and Chairman noted that we're not required by law, since we are private, but we certainly want to provide as much access as possible.

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 August 2022:

Checking bal:	\$35,855.47	Monthly Checks:	\$12,256.47
Savings:	50,022.20	Auto Drafts:	<u>671.56</u>
Memberships:	<u>26,338.31</u>	Total Expenditures:	\$12,928.03
Total:	\$112,215.98		

Transf. to Reg. Checking:	\$	0.00
Interest-Reg. Ckg:		.34
Interest-Savings:		0.00
Deposits-Reg. Ckg:		0.00
Deposits-Mem Ckg:		3,063.09
Electronic Deposits		<u>325.00</u>
Total Deposits:		\$3,388.43

Motion to approve treasure's report J. Bryant, 2nd T. Tramel, Motion passes.

*B. Brim noted problem with people parking near our entrance to Riverside.

*Chairman: there have been many traffic accidents there due to the river, speed of cars, T.Tramel suggests we approach the county to see if we can further restrict parking there. County might be able to put a large chain link fence there, or they could extend the responsibility to us to control access there.

*Chairman noted that In 2023, there is a grant for bringing the bike trail over the bridge. there's going to be a pretty substantial structure that will prevent people from entering the river there which may work in our favor, although it's going to bring more attention to our area. We need to find out who has the responsibility and authority for that project and meet with them. We should go ahead and bring FDOT into the mix.

*Budget Committee met and provided an in-depth review of each line item in proposed 2023 budget. In each county. Please refer to Proposed Budget elsewhere.

*Move to approve Proposed Budget for 2023. Motion by C. Thompson, 2nd by T. Tramel, J. Nano opposed, Motion passes.

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

*2nd Pavillion at Point Park, she's looking at picnic tables.

*Member's Meeting Oct. 8th. All is worked out for the BBQ at the meeting

*Alachua County group is seeking volunteers to record Manatee sightings along the Ichetucknee River, they would like to be in the agenda on the day of the Member's Meeting.

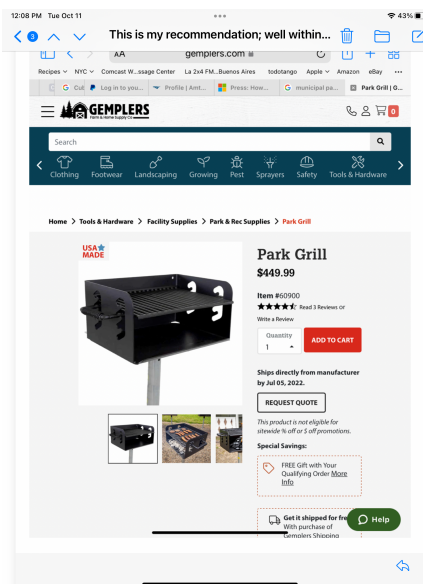
12. Maintenance Committee Report, John Bryant

*Limerock \$425 for a 20 ton load.

2 loads on/ Suwannee side

2 loads for Camping Park

Chairman, we also need someone to compact the limerock; John will find out if they can do it.



*Grills, same discussion as in August meeting....please see snap shot for grill proposed by H. Gilchrist. J. Bryant recommends going with Great American Projects...we buy 10 we can get them for \$188/grill. We would weld a plate to them to help extend their life. He's going to order them, since it's hard to turn that down.

13. Communications Committee Report, Vonda Ackerson

*Memberships: Columbia County 640

Suwannee County 215

Total. 855

*Social Media. FaceBook, we need to stay public because we have a broader public to find lost dogs, et. However many people are weighing into the conversations but are not members or residents of TREPO. If a link to TREPO is not found (photo, name, member no., etc.), the post is deleted.

*We don't need, inspirational messages, recipes, these are things that should go on the person's personal page, because they end up burying more important info.

*Boat Ramp issue got out of hand.

*People want to be funny, but when call people Karen's, etc., it's ugly and can be hurtful.

*We're a community of neighbors, and we have free speech, but we need to be more considerate.

*Is the post something that is for the good of the community?

*We need to be more cautious of what is posted.

*Who has a right to post?

*We have 3 questions.

1. ARE YOU A TREPO MEMBER?

2. WHAT IS YOUR KEY NO.?

3. ARE YOU WILLING TO OBEY THE RULES?

Camera Security Update, Charlee Thompson:

*Camera's are live at Midpoint Park. The mgr recorder is not near the camera, so if someone tampers with it, we will have plenty of footage to turn into the sheriff's office.

*Point Park is being addressed next.

14. New Business:

15. Old Business:

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

1. Closure of Midpoint was questioned.

Question regarding night Kayaking. No loitering, partying, drugs, etc. after dark, but you can put in at the parks.

We may need to have users call it in.

2. Camping Park May be used more if the park was improved. Complained that even for "Primitive Camping" there's(no place to put up a tent.

Action: we'll look at that and also looked at Seeing that tree limbs are trimmed back

3. C. Thompson added Two pavilions to the web site at Point Park and Camping site reservations.

*A discussion took place regarding Option to sign in so their family would know that they got home.

*T. Tramel suggests numbering camp sites at Camping Park and having people sign up so we know who is supposed to be camping there.

*It's not feasible to camp there; first place that floods, that's why they call it 'Primitive camping'

4. New Resident on the Suwanee side (Jenny Brantley) speaks up that she has observed and is getting very familiar with the different factions in 3 Rivers and made some suggestions for improvements. Board should not assume that people are wrong.

*Let residents vote on any issues that affect them, maybe send surveys out.

*Chairman stated that the Member's Meeting serves that purpose.

*Also they can ask questions, vote and make their wishes known.

*Chairman asks Have you seen board members slash out.

*Yes , she's seen Innuendo's,

Member's come to Terri and she becomes their advocate.

*Chairman notes that we have people that attack the board all the time. Folks creating hatred, board has to respond. We could get a lot more done if we didn't have to deal with stuff.

*Observation, she's seen the board compliments some of the members while she's seeing a different side to that person.

*Same people make the bad comments.

*She did not say the board was doing a bad job, just that embers should vote on issues that will affect them.

*You all might need to stop making up rules.

*V. Ackerson suggests going around the board so new member can place name to a face.

*Another female resident sees what's going on; sad that the beauty of this neighborhood is not reflected in public media.

*Jenny Brantley (on the Suwanee side), she likes it there because it seems to have less rules that are being enforced. *Jerry Brantley notes he likes living on the Suwannee side, but less number of parks.

*Discussion on Face Book requirement that FB page has to be in your name. Tom Teller is not a person.

*Alex complains that he's censored while other members can post, while he can't post on the site because his get review or comment and they are rejected by Vonda, Charlie, or — —

*No one knows what the liability is. At boat ramp, children were almost run over by boats. We're not going to do this,it's too dangerous.

*J. Bryant notes that there is a portion of the Suwanee side boat ramp that is roped off for swimmers. Ruben asks how many people have to submit their posts for approval.

*C. Thompson clarifies that all posts are set up for approval.

*Skip Clemons:

*We need to be more responsible and more positive instead of jumping on that person. Conversation of how can we accomplish what members would like. Constructive - how to solve the problem at Boat Ramp Park, is there a way the rule could be re-written so one can swim there (when there are no boats?), we own a lot of property, but is not usable, however there is a way to solve that problem. There's a way to come about it that we're missing.

*The board can appoint a committee with the members.

*Reuben: Removing FB friends who don't live here. How is Tom Teller still on the site.

*The person who's posting...hey, someone just left the spark and did not lock the gates?

*We can have a discourse, but once the question is asked, move forward, we don't need to ask the same questions all the time. This is a wonderful community.

*Sammy Keen has lived here 33 years

*Rick Palm, freshman board member.

*Tom Tramel

Bill Brim, Park Manager

*Big John (Bryant) Suwanee side

Glenn Hunter, Chairman

*C. Thompson: Suwanee side. IT Guy, Love your idea, while we were talking he went ahead and added a survey to TREPO website asking...Do you feel that boat ramp park on the Columbia County side Boat Ramp should be open for swimming. a candidate

*Vonda Ackerson, a candidate

*Carole Strickland filling in for Vicky & Hilda

Terri Hester, President

*Joan Nano on board since 2006; she's tired. gave some background and said she abstained on the budget because it was not posted 10-14 days prior to meeting, she was not presented in time to look, read and understand.

Charles— —I live here and run my mouth a lot.

Judy Brim

Skip Clemons, (contrary to FB, not an attorney)

Kathy Reiker

David Morgan

Susan Johnson

Tom Russell

Laura Hunter

?

?

Bonnie Blackwell

Ted Blackwell, first meeting, he commented on what are we to do if 200 show up for our meeting?

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Next Meeting: Tuesday, October 11th. Reminder: on Saturday, Oct 8th we have the election and the BBQ

Motion to Adjourn C. Thompson 8:38pm