



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

**Date:** October 11, 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 (sick)	
Vonda Ackerson	-Mickey Olson, Vice President (sick)	
John Bryant	Victoria Imm, Treasurer	
-Sassy Johnson (absent)	Hilda Gilchrist, Secretary	
-Sammy Keen (sick)		
Tommy Matthews		
Joan Nano		
Rick Palm	Park Manager	
-Phyl Rea (sick)	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. Request Board to approve all those absent: Motion by J. Bryant, 2nd T.Tramel, Motion passes

6. Approve October Agenda : Motion by C. Thompson, 2nd J. Bryant, motion passes.

7. Approve September Minutes : Motion to approve once a correction is made to replace T.D. Bank with Drummond Bank Motion by J. Bryant, 2nd by C. Thompson, motion passes.

**8. Secretary's report, H. Gilchrist,** nothing to report.

**9. Treasurer's Report, Vicky Imm:**

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

Drummond Bank Account info for September 2022:

Checking bal:	\$47,357.36	Monthly Checks:	\$13,617.16
Savings:	50,028.50	Auto Drafts:	<u>669.65</u>
Memberships:	<u>1,225.00</u>	<b>Total Expenditures:</b>	<b>\$14,286.81</b>
<b>Total:</b>	<b>\$ 98,610.86</b>		

<b>Transf. to Reg. Checking:</b>	<b>\$ 25,338.31</b>
Interest-Reg. Ckg:	.39
Interest-Savings:	6.30
Deposits-Reg. Ckg:	450.00
Deposits-Mem Ckg:	225.00
Electronic Deposits	0.00
<b>Total Deposits:</b>	<b>\$ 681.69</b>

Motion to approve treasure's report J. Bryant, 2nd C. Thompson,

Chairman asked question would like clarification on the \$14,000 in monthly checks, was it keys?; if we spent that monthly we'd be broke. Vonda will pull paperwork to have an answer. **Motion passes.**

\* For the barbecue we sold 114 adult dinners and 4 children's for a total of \$934. Our 50/50 for TREPO was \$128.00, the other half went to Laura Dailey, who just moved back;.welcome home Laura! The total deposited was \$1,062.00

## **10. President's Report, Vonda Ackerson (for Terri Hester):**

Terri has secured everything as far as the election goes. Terri will report on the total number and types of ballots received

- \* Chairman requested that she explain the process of securing everything/ballots.
- \* A large envelope now contains all ballots, cards, envelopes for all absentee ballots, the proxy's that were received were stapled to the corresponding envelope. A list of members requesting ballots. Anything pertaining to the elections was placed in the envelope. right now it is under lock and key and in the future it will be in the TREPO safety deposit box.
- \* J. nano asked how many people voted.
- \* Chairman responded 203.
- \* C. Thompson then proceeded to give the stats: Total 203 votes. 88 in person 115 were absentee.
- \* Vonda 171; Charlee 159; Cathy 157; Tommy 154; Wayne 147; James 116; Alex 61; Ruben 60; Jesse 52; Shelda 49.
- \* J. nano asks whether that is going to be posted, and C. Thompson responded that it already is; it was on the web site the same day, it was on Face Book (FB) the same day.
- \* J. Nano...I didn't find it that's why I asked.
- \* C. Thompson responded that it'S all over, in fact he's reading it off TREPO.net home page, (2022 election results) because he didn't have paper in front of him.
- \* J. Crane asked whether the number of proxy's were listed.
- \* C. Thompson responded that it is not; he does not have that information.
- \* V. Ackerson reported there were 34 active proxy's; beyond those, there were 7 revoked before the meeting, and another 6 were not usable because they were not enclosed inside the ballot, so if the voter did not follow directions, their vote was not accepted.
- \* Chairman asked whether everything was handled by the elections office?
- \* V. Ackerson responded that the proxies no, they came to us because we had to have them ready 3 days prior. The supervisor of elections people were ones that opened the box and tallied the votes.
- \* J. Nano asks who were the proxy's assigned to and that she would like a copy of them.
- \* V. Ackerson responded that yes, we have a list of those, and that She (Joan) would need to work that request through Terry our President.
  - \* V. Ackerson stated that contrary to what was posted on FB, Glenn did not have 35 himself, she went on to state who had them Miles Reiker, Donny Martin, herself, Terri, Sammy Keen, Tom Tramel and Glenn. There were a few others but those people pulled their proxy's back. Quite a few people had submitted proxies in case they were sick, and could not vote in person. But once they showed up in person their proxies were pulled.
- \* T. Tramel then wanted to make it clear... that the proxies have nothing to do with the elections of the board. There was nothing to vote on. Joe Spinnoza was the one that moved the yearly fees were raised. ‘
- \* A member from the audience notes that in corporate America, a proxy has to be on a card, with that person's name and a signature. You are giving your vote for an item.
- \* Carol Strickland is not a paid CPA, she's our book-keeper.

250 7 yes 73, no's

125 53 yes, 58 no's

150 72 yes, 11 no's

We went over the numbers she counted. We'll go back and review the film.

\*H. Gilchrist asks whether this is really what we need to be focused on?!

\*It was noted by a member in audience, that not all the people voted on each of options.

## **11. Maintenance Committee Report, John Bryant**

\*Nothing to report.

## **12. Camera Security Update, Charlee Thompson:**

\*4th camera at Midpoint Park. We've finished 2 parks done, a few more to go.

## **13. Park Managers Report, Bill Brim:**

\*Attendance and water in our parks has gone down considerably.

\*Gates are being locked more frequently.

\*People still bringing dogs to parks, dog waste is not being picked up, and dogs are NOT under control. People are complaining they are walking in dog crap. This is a liability. If a dog bites a child it can cause life long effects; dog owners will be liable!

Service animals are allowed on all our parks.

\*Only 2 questions can legally be asked...

Is the dog a service animal required for a disability?

What type training has the dog been trained to do?

\*ADA does not support 'emotional support' dogs.

If you see a situation where an animal is not under control, a warning and/ or removal from the park is required, because they are breaking rules.

\*Camping Park people staying on the park without tents, people are cutting trees and leaving very sharp trunks.

\*No trailers are allowed on any of our parks.

\*Fishing Park, people are getting in. Neighbor on east side did put in a fence. They get in on the east side where there is a gap, and they can get in. Boulders need to be added.

\*A committee was formed to study whether the use of Camping Park should be revised.

\*Bridge Park lock has been broken twice. Bill Martin had welder's repair them. Someone had been using hammers on them and have ruined them.

Brandon Park area needs to be pressure washed, but there is no water supply there. b. Brim mentioned he has a portable pump that might work, he and J. Bryant can coordinate getting that work done.

\*No cutting or filling can be done. The bank has eroded 10' or more, and the pavilions needs to be moved back, otherwise we will lose it.

We are working with Water Management people.

\*People asked for ceiling fans for the large pavilion at Suwanee Boat Ramp.

\* 3 Picnic tables were removed and need to be replaced, (2) from Hodor, (1) from Point.

\*Syringe was found at Camping Park, and B. Brim noted that if one finds a syringe, to put it in a water bottle and reseal so they don't endanger others.

\*He got wood required.

\*Found a doe with gun shot at Nebraska. People are shooting here, the buck's are coming in, so we'll likely see a lot more.

\*Glass continues to be a problem in our parks and in the rivers.

\*Dog waste

\*Camping Park late hours

\*Airbnb guests causing problem, Manager does not see them being the problem; our members are creating the problem.

\*J. Nano made several suggestions to 'fix our problems'.

\*J. Crane had some suggestions on how he and some of his friends can assist. He also has a small tractor that can be used for making improvements. A permit will be required, but we can reconstruct the river bank.

\*Chairman noted that we are looking for more eyes on our parks and asked Jesse to get with him.

Big wash out is nothing more than the V of a boat, also speeding all cause degradation.

#### **14. Old Business:**

T. Tramel board action was taken against a person who was warned and then banned from our parks through 2022. The person decided to come onto the Park during our October 8th meeting. The person chose to come into the park, and engaged the Sheriff's in unbecoming behavior, but they decided not to arrest her and did not remove her from the property. The Board has the authority to charge the person for trespassing. We need to contact the State Attorney and pursue a court order to prohibit this person to come on the property again. We need to do it through the attorney and filing complaints as it relates to trespassing.

We took our first action back in July. Rick Palm made a motion that we go forward with pursuing legal action against this person. 2nd by T. Mathews,

### **15. New Business:**

\*T. Mathews says it seems that we have a lot of capital improvements, but no priority list. Suggests that we come up with a list of all the Capital Improvements and prioritize at our next meeting so that by December we have a good idea of how to proceed.

Redo this building,  
Picnic tables,  
Park improvements

T. Mathews will be glad to spearhead it, using the web site to get members to ad give a deadline of 3 weeks from now, before November 4th.

Alex asks on the whole removal of the person. She was legally served, but she would not accept it. returned it,

V. Imm reminds that the Fall Festival is October 29th, hay ride that evening, costume for kids.

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

Chairman congratulates new and current board members selected.

He notes that an increase of \$50.00 was approved at the member's meeting.

Security is very important to all of us. Most important to follow the rules, be nice. This is a wonderful community.

\*Ruben had a comment regarding the \$14,000 vs. \$8,000 for the P and L. The Chairman too had questions, and this will be

\*Ray Gerner, service connected disabled veteran. Brought up his experiences related to trash pick-up and issues with his dog which is always on a leash. Access to parks is not available, nor dog friendly. Boat Ramp Park is one of best parks for dog parks. He's thinking about not using the parks. His niece was not allowed entry to Hodor, while those renting an Airbnb were able to access the park with no questions.

\*B. Brim has a problem making exceptions for individuals because it will cause many others to follow.

J. Nano requests to address the board by giving back her badge, and give her resignation. She gave a speech emphasizing being as legal as possible, especially putting agenda on the web so members who are interested in attending the meeting can do so.

**Next Meeting:** Tuesday, November 8th. Reminder: on Saturday, Oct 8th

**Motion to Adjourn** C. Thompson 8:25pm