



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

Date: October 8, 2022|

Call to Order: Terri Hester

Prayer: Vicky Imm

Pledge of Allegiance

Welcome and Introductions: Terri Hester

Minutes from 2021 Annual Member's Meeting: none provided (informational meeting due to lack of a quorum in 2021)

Membership Report: Vonda Ackerson

Treasurer Report: Carole Strickland, bookkeeper report (using QuickBooks) for 1/1/22-9/30/22
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
(Reserve) Savings:	50,028.50	(Utility)Auto Drafts:	<u>669.65</u>
Memberships:	<u>1,225.00</u>	Total Expenditures:	\$14,286.81
Total:	\$ 98,610.86		

Transf. to Reg. Checking:	\$ 25,338.31
Interest-Reg. Ckg:	.39
Interest-Savings (3 months)	6.30
Deposits-Reg. Ckg:	450.00
Deposits-Mem Ckg:	225.00
Electronic Deposits	0.00
Total Deposits:	\$ 681.69

- * 2023 budget presented to the board for some people may have looked a bit overwhelming and may have been misunderstood by those not familiar with quick books.
- * For 2023, we already have the \$50,000. money in our reserve.
- * In 2023, we anticipate \$90,150.00. + \$22,000 to start the year with \$162,150.00
- * Administrative: \$38,400...(incl. book-keeping, outside services, mileage, postage)
- * Maintenance for Columbia County side. \$42,450.00...(incl. remodel club house, refurbish bathrooms, replace grills).
- * Maintenance for Suwanee Side \$16,190.00...(incl. new Boat Ramp and Rest Rooms
- * Membership \$21,600.00...(incl. Newsletters, Keys are \$8,000.00 just for the brass)
- * We'd like Capital Expenditures \$55,000.00...(incl. cameras , security, additions to A-Frame
- * \$216,340.00 are anticipated expenses, so we have a shortfall of \$54,000.00.

Park Management

Building repairs.

Re-do the bathrooms.

Improve the Clubhouse.

Add seating benches and tables all around the pavilion?

Purchase better Picnic tables

Security equipment for all parks.

Maybe do some fund raisers, or get donations, as neighbors, friends?

Quorum Count: Vonda Ackerson

861 members, we need 5%=44, and we have **93 verified as present, so we have a quorum.**

***UPDATE:** After the meeting the verified members were recounted for a total of 113 total. 79 registered the day of the meeting and 34 proxy votes. All voting numbers are correct, the number that was incorrect was registered voters.

Project Report: Glenn Hunter...Thank you to all the volunteers, especially John and his team, and the Board of Director's who work very hard. Carole for giving much of his report especially

* Safety is very important for the board; we have and need to follow rules, otherwise we run risk of being sued. In order to assist with this, we have installed cameras into 8 or 9 parks; we're half way through with that. The cameras have been very helpful in exposing things we would not normally be present to see. It does take a lot of money to do that.

* We are very excited about the Park Manager we got on board this year; he is moving through the parks on a regular basis and feeding information back to the Board so we can take action. He has also been able to help people understand the rules and work in a very positive way to promote a wholesome community.

*Going forward, for projects next year, we are actively engaged with the Management District working on the improvement of the exit area at Point Park when you consider the number of people who exit there, you've noticed the integrity of the shoreline is being decimated by boats pulling up on the banks. We can't blame people because they need to access the area to get out. We are working with environmentalist and had 3 management district people here from FDEP, and will be working with FDEP to assist us at Hodor Park in providing a separate access for canoes, kayaks and tubes so we can enter the water without touching the banks and work out a plan with the district.

* Clubhouse improvements will include air conditioning, taking out walls so we can improve functionality and acoustics and comfortably accommodate more members at our monthly meetings.

* Our membership dues are only \$100.00 per year, so hopefully someone will recommend we raise the dues by \$100.00 so we can fund the projects we've outlined.

* Excited for all the work our volunteers are doing to clean up the situations at our parks. We are trying to work with law-enforcement. It's very difficult to maneuver through the laws of the state on rules and removing people from our properties. We have suspended some memberships because we don't want people who want to act out and be stupid; we do care about the families that use our parks.

* Another thing that we are asking is to not bring glass containers...we don't want glass containers at our parks or in the spring run!

* We believe the majority of the people that live in this neighborhood.

President's Report: Terri Hester. I described the voting process this year and how it was done in such a way that no-one could say it was rigged. Pre-election Newsletter cost \$2,500.00 and thinks that was probably a worthwhile expense to avoid controversy and confusion.

Member's Comments:



*Stacie Greco reports that Alachua County has a grant related to monitoring Manatee sightings. They are looking for volunteers to count Manatees on the Ichetucknee and the Santa Fe River every Friday morning from 7:30 a.m. from land. If you are out and about on the river please report manatee sightings: ***FWC, or text Tip@MyFWC.com, or call 1-888-404-FWCC (3922)**. She has stickers, and sign up sheet.

Then, as a member (she's on Washington), she appreciates the u-tube recordings, and would like to be involved (other than FB), with park projects, restoration, and Kayak launch. She's done code enforcement for over 20 years. She appreciates a common sense approach, but is concerned when she hears about rules that don't make sense, such as

swimming at Boat Ramp Park when there are no boats there.

Also, she supports Airbnb because that is one of the ways people can afford to buy property in 3 Rivers.

*Paul Capers (?) SW Kentucky & _____ 4 wheelers tear around the corner, and there is a children's bus stop there. They just put up a sign for 25 mph. When we talk about safety, I'd like to see something done about that. Neighbor suggested 15 MPH speed limit.

* Jesse Crane when we filed we did not include some tract. Why are we filing. Instead of the 990 like we used to do.

* Chairman noted our CPA recommended that

* Why couldn't we go back to a 990, '

* Joan Nano took microphone and explained that in 2014, When she was took the chairman of the board, she was not involved with all the intricate things of the association. We were a non-profit with a 990. Somewhere along the line, one of the officers did not re-apply and we lost our 990 status which would except us from paying taxes on materials for our projects. She said we can and should get it back and is what we should be going by per our bylaws.

*** Jesse Crane made a motion to get an external audit for the last 5 years, and ask that person to advice us on what the best process for us to re-file with the IRS, and our status with the IRS. It was 2nd. Discussion:**

* Are you volunteering to pay for it?

* I thought we just recently did an audit?

* J. Crane. We did, but it was only an internal audit and incomplete due to lack of some information.

* For a standard 990 they only go back 2 years because we have transitional officers and it would be too difficult.

* What are you looking for? Because monies we spend may not be worth the cost.

* J. Crane: I could get credit on my taxes for donated work.

* Vicky Imm: As a member you are entitled to look at our books. Joan Nano has a record of all checks we've written and invoices we had.

* You can look at the records, you can't remove them.

* A motion to cease discussion and call for a question, 2nd.

* Joan noted she'd like to rebuttal: The checkbook was incomplete. We requested to see insurance policies; we were not given any, although we paid for three. Etc.

External Audit vote was called and votes were counted:

72 No (including proxy votes)

17 Yes

Motion failed

Someone moved a suggestion that an excel file of the entire budget for future years be available on the web site.

Another noted...That's really crazy, an excel file that can be hacked?

*Jesse Crane question why we are going back 10 years when we file estoppels and filing administrative fees on top of that instead of 3 years like we used to.

*Vonda Ackerson responded that we are only going back 2 years. If you want to sell a property the title companies verify with us (as an HOA), whether or not they have paid their membership dues. If they haven't, they get charged for two years, plus and a \$100 estoppel fee. This is actually very low if you research some charge up to \$1,000 fee. Some are easy to research and don't take long and others lead up down a rat hole.

H. Gilchrist asks if we don't have enough to do the maintenance, improvements and projects we need to tackle, should we consider a yearly membership increase?

Joe Spinoza made a motion to increase dues to \$250 to look at future engineering assessments, and American with Disabilities compliance. 2nd was heard.

Discussion:

*A senior citizen noted such an increase would keep her from being a member.

***Joe Spinoza amended his motion to \$200.00**

*An exception process was suggested that would allow Sr. citizen's to get an exemption.

Allow members to petition the board and do fit privately. Some criteria was set related to other institutions.

Joe Spinoza again amended to \$200, and allow for a hardship.

Stacie Greco: An increase to \$200 is a 100% increase, she would like to wait and see what the projects come in at and wait till next year.

*Kim Holt: It's obvious we need more money, the only way is to raise dues. This is the time to do this, not to table it and wait till next year, so if we feel that 250 or 200 is too much, as I do, we need to vote on the \$200 motion. Our board is duly elected to take care of these things. **Kim moved to amend the amendment to reduce to \$125.00**

More discussion regarding the \$50,000 in reserves. You cannot keep dipping into emergency funds, because you won't have money to address the emergencies.

*Bill Martin was asked to clarify, acting as parliamentarian for the board, and for this meeting. We need to vote on each of these.

***Call for a vote on \$250.00 dues.**

7 Yes

73 No

Motion Fails

Call for a vote on \$200.00 dues - (no vote taken?)

Jen Boyer (?) Motion to increase dues \$125.00

53 Yes

58 No

*Carole Strickland notes that \$25.00 just pays for your keys. There are HOA's that charge \$1,000 per year another \$29.00 per month. No one is lining their pockets, It's to keep the gates closed to others. It's to improve our parks. Let's quit fighting and agree to do the work that

Carole Strickland makes a motion to increase dues \$150 this year and increase it next year.

2nd was heard

72 Yes

11 No

Motion passes

*A member again brings up audit, now that we're getting an extra \$70,000 per year. She is informed that the external audit vote already came up and failed.

* Jeannette Clemons comment on the entrance, the mowing, very proud of our neighborhood, thanked the community for keeping their places looking nicely, and for the volunteers that support the community.

* Stacey Greco asks for what projects (capital improvements) have been voted on that are going to happen.

* Chairman repeats what was noted earlier...Boat ramp and bath-rooms on the Suwanee side.

The Clubhouse on Columbia side. Point Park restoration. Camera's for Park Security Park Manager Also the boat ramp on the Columbia side has started to be undermined, but it has not been included in our plans for this year.

* Chairman continues...Our goal to have one year's revenue in the savings balance. Our budget for annual memberships is \$90-100,000 and we'd like to have that in reserves.

* Alex Veiga asks about our insurance policies, and what is the deductible.

* Chairman responded we have liability and casualty insurance, we can get back with that information.

Jimmy Watson makes motion to adjourn/2nd, meeting adjourned.

