



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

Date: December 13, 2022

1. Call to Order by G. Hunter
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	
John Bryant	-Victoria Imm, Treasurer (vacation)	
Sammy Keen	Hilda Gilchrist, Secretary	
Tommy Matthews		
Rick Palm	Park Manager	
Cathy Rieker	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. *Motion to approve all those absent by C.Thompson, 2nd J.Bryant; motion passes*
6. *Approve December Agenda : Motion by C. Thompson, 2nd T.Tramel; motion passes.*
7. *Approve Nov. Minutes : Motion to approve, T.Mathews, 2nd by R.Palm; motion passes.*

8. Secretary's report, H. Gilchrist

Secretary noted that

1. She has accumulated a summary for comments, suggestions and questions from the general membership at these board meetings and will be sending it to Chairman, President, and Communications for input on the ACTIONS proposed at the January Board meeting.
2. She has also taken B. Brim's reports and organized and summarized them so it's easier to see what needs to be done and what has been done park by park. The chairman suggested that would be considered separate record from Park Manager's reports and called it a yearly summary that could be presented in January for approval.

9. Treasurer's Report, Carole Strickland (for Vicky Imm):

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

Drummond Bank Account info for October 2022:

Checking bal:	\$32,178.08	Monthly Checks:	\$ 8,485.53
Savings:	50,028.50	Auto Drafts:	<u>663.88</u>
Memberships:	<u>2,527.00</u>	Total Expenditures:	\$ 9,149.41
Total:	\$ 84,733.58		

Transf. to Reg. Checking:	\$ 0.00
Interest-Reg. Ckg:	.29
Interest-Savings:	6.30
Deposits-Reg. Ckg:	1,150.00
Deposits-Mem Ckg:	552.00
Electronic Deposits (Est.):	600.00
Total Deposits:	\$ 2,308.59

*Profit and Loss Statements was handed out and include 'out of the norm' expenses due to elections.
Motion to approve treasure's report S.Keen, 2nd C. Thompson, motion passes.

10. President's Report, Terri Hester:

*Key date is set up for January 21st.

*Late fee penalty discussion due to people waiting to pay and getting keys later in the year. This causes a lot of work for others. Membership is for the HOA, and needs to be paid at the beginning of the year!

Motion to increase late fees to \$25.00 after after 31st, and \$50.00 after February 28th. Motion by T.Tramel, 2nd by J.Bryant, motion passes.

*J.Crane noted that a mandatory membership of \$25.00 is in our Restrictions and Covenants and that he can't explain to others how, a "Membership in Good Standing" is now \$150.00 and how when a property is sold a lien can be placed on it. (+-2008 it was \$100).

*V. Ackerson noted that yes, annual dues were originally \$25.00 in our Statement of Restrictions and Protective Covenants for Three Rivers Estates, dated and signed 10/7/90. Item 19 also goes on to state that the fee is subject to change. She also clarified that the Estoppel fee is not a lien on a property.

NOTE: At our annual meeting it was noted that we would have a shortfall of at minimum \$54,000 in order to accomplish some (not all) the desired projects.

Chairman noted that if our fee was \$25.00 we would not have sufficient funds to do anything.

Motion: *When the Board has taken action to remove a person's membership (penalized and banned them due to conduct or safety or whatever the reason), that person does not have authority to be in the parks or on any property under the control of Three River Estates, And NO member in good standing is allowed to invite them and bring them in as a guest.*

T.Tramel moved that the member identified by the board to not be in good standing shall not have the authority to enter the parks or any of the areas in control by Three River Estates (TRE). 2nd by T. Mathews, Motion passes.

*We have a member here tonight that was banned and is playing a legal game. We are in midst of dealing with that issue and it will be resolved, and the person could be arrested.

*D.J. Chadwick was heard asking why was her membership revoked? Chairman noted he was not going to answer that question. **NOTE:** Please refer to Certified Letter sent to D.J. Chadwick, which we understand she refused to accept.

*Chairman notes that the board has the authority and responsibility of ensuring the safety at our parks and enforcing the rules, and that Park Manager, when confronted with someone violating this and entering the parks when they have been banned, is compelled to act on that immediately, make a call to Chairman, Sherriff, etc., and not wait till board meeting.

*Park Manager is concerned that the person will get angry and enter the park property being upset.

*Our parks are private property, not public. If you have a home and order someone off the property, the Sherrifs office is called to remove that person from property. Our parks are controlled by TREPO, so in our instance, if the person fails to leave, they can be charged with trespassing after warning. Also, we can go to the next level...State Attorney's responsible for ensuring safety offic, or go to our attorney and file a petition for order to exclude person from property.

*Also, if a member were to give their key to a member NOT in good standing their membership benefits can be penalized.

*J. Nano questioned if the board is barring people due to behavior, whether there is supportive evidence, and are matters reported through the DBPR?

*If board determines that someone is conducting themselves in a manner that is offensive to the families and members in good standing, they can, with board approval restrict access to parks, and take further actions.

11. Park Managers Report, Bill Brim:

Please refer to Park Manager's Report submitted by B.Brim

12. Maintenance Committee Report, Tommy Mathews

Capital improvement's questionnaire responses... only 12 people participated by prioritizing 5 improvements of their choice to assist Board in prioritizing.

- 1) Remodel clubhouse to increase capacity, improve air quality, and sound projection (5 votes).
- 2) Improve the Boat Ramp on the Suwanee County side. (4 votes)**
- 3) Complete all WIFI (4 votes)
- 4) Remodel the Pavillion at Hodor Park (3 votes)
- 5) Improve Boat Ramp on Columbia side
- 6) Fishing Park (2 votes)
- 7) Improvements at Brannon Park (2 votes)**

**Chairman noted that the Board is engaged with Suwanee River Management District, on getting a permit for Boat Ramp at the Brannon Park Pavillion at the edge of the Santa Fe.

*T. Mathews recommends to ask people take charge of each project...Sammy Keen and others were mentioned.

*J.Crane asked when/where the survey was provided...Answer...2 months ago at board meeting.

13. Communications Committee Report:

Membership update: V. Ackerson

*Columbia County: 653

*Suwanee County: 222

*Total 2022: 875

*Keys were ordered in past months, **Key day is January 21 (1/21) 10-2.**

*Christmas extravaganza, went very well; our golf cart parade may have been better than Ft. White's. Children, parents, grandparents, neighbors, all enjoyed it! We had many neighbors who came out to watch the parade as it went by their homes!

The FB page is all good.

Camera Security Update, Charlee Thompson: Point Park requires creative solutions due to flooding, etc., currently helpers are on vacation.

*Park Manager has 2 cameras that were donated. S. Keen asked whether they come with a card, and whether we should pay for monthly service? Not sure whether there was a decision?!

*Cameras are being rolled out quickly; they are the priority.

14. New Business:

15. Old Business:

16. Open Property Owner's Comments

*Derek Moore spoke: He is a responsible boater and he didn't think it was the Board's place to take vote on restricting boats on the Ichetucknee. It's been a NO WAKE zone all along, and he'd rather get out and paint all the old signs!

*J.Nano notes that no one is supposed to clear within 75' to the water line and that people should not be fertilizing. Are people aware of this? Also, when was the last time septic tanks were checked? We are overlooking many things that matter! we should put all of this in the newsletter! We need agenda 10-12 days prior to meeting.

*Jackie Moore...requested we put list of projects online to get comments from the general membership?

*J. Baker: Could we make request for the report from the Sheriff identifying date, time, cause for trespassing (creating a scene or inappropriate behavior). We have people paying their dues that won't go to the parks because of the rude behavior, inappropriate activity, and/or loud music.

*J. Crane: Florida Statute 720.311 has to be filed with the DBPR and they hear the case. Chairman disagrees, we make those decisions immediately as required.

17. Next meeting: Tuesday, January 10th, 2023

18. Adjourn: 8:05