

Secretary's report...SUMMARY OF COMMENTS AND PROPOSED ACTIONS:

As a first year officer, I would like to make a general comment that I am surprised at the number of spirited, unnecessary, and unproductive complaints that take up so much of our meeting time. I do believe it's getting better, especially now that the elections are over. Our Board members deserve our support and gratitude for all they do to help improve and maintain Three River Estates.

I've taken the liberty of summarizing issues that have been brought up by residents of Three Rivers Estates during our 2022, Board Meetings. This is my attempt to provide responses discussed and/or brought for consideration so there can be some closure to make way for more productive Board Meetings..

I'd like to thank our general membership for speaking up, especially when done courteously and thoughtfully.

The issues brought to us are broken into three tiers.

The first are those we already have rules that, if enforced, resolve the issues.

The second have rules that could be interpreted in a way that could assist in resolving the issue.

The third need to be considered since there is little guidance on them.

FIRST TIER ISSUES:

1. DOGS AT PARKS: DOG'S ARE NOT ALLOWED IN OUR PARKS ON THE ICHETUCKNEE. THEY ARE ACCEPTED AT PARKS ON THE SANTA FE.

People are still bringing dogs to Hodor, Point and Midpoint Parks. Members, complain of feces on the ground, of being intimidated by dogs, of dog waste not being picked up, and of dogs NOT under control. This is a liability.

Some reasons we don't allow dogs in our more popular parks:

*Infantigo which is caused by animal feces.h

*Dog bites...Kids or others may come up to dogs that may get agitated and out of control. If a dog bites a child or anyone, it can cause life long effects; dog owners will be liable!

These are rules regarding dogs:

A. There is a leash law in Columbia County that applies to TREPO.

B. Dogs are not allowed at our TREPO Parks on the Ichetucknee spring run.

C. Service animals are allowed in all our parks if

1. they are required for a disability

2. and if they have been trained to provide a service to their owner,

D. Dogs are only allowed at Fishing Park, Camping Park, and Boat Ramp Park (to get in and out of a boat).

ACTION: If a member encounters a situation where an animal is in the park and/or not under control of a leash, a warning and/ or removal from the park is required, because they are breaking rules.

NOTE:

***Emotional support dogs are not considered service animals.**

***Dog owners must bring their own poop bags and use them to completely pick up their dog's waste.**

From all public spaces where dogs are allowed.



2. GLASS in the parks:

Members have complained of glass on the ground.

ACTION: Glass containers are NOT ALLOWED in the parks; Gate Greeters and Park Manager has a right to request inspection of coolers and anyone found with glass can be asked to leave the park and take their glass containers with them.

SECOND TIER ISSUES:

1. AIR BnB's have become issues in many communities, and TREPO is no exception. Some members argue that members are violating many of our Protective Covenants and ask for action to prohibit them. Our chairman has noted, it may not be easy to prohibit AirBnB's since precedence has been set.

Jesse Crane noted that we CAN control whether or not Airbnb's are permitted.

V. Ackerson: We're having somebody look at some recent laws. She know there's one that stipulates if it's under a six month rental there are some consequences.

ACTION TO CONSIDER: we need to enforce Restrictions and Protective Covenants. For example in Paragraph 13 below, it notes that businesses are not allowed, and only one single family dwelling shall be constructed on a lot in 3 River Estates.

2. In keeping with the issue of rentals, The fact is that especially **During the summer, our Parks, are experiencing many "guests" including large groups.** Some renters choose to expand their parties to friends in the area. Members have complained that it is not fair that Airbnb guests, who don't pay a fee for park maintenance be allowed to use TREPO parks.

ACTION NEEDED: Enforcement of current Covenants and Restriction...Owner must be present and board approval is required for groups of 12 or more.

13. Only one single-family dwelling shall be built upon any one lot as shown in the recorded survey of the lands covered by these restrictions, and no business, trade or occupational shall be conducted on or in connection with any such lot, nor shall anything be done which may be or may become an annoyance or nuisance to the owners of paid property.

3. Three Rivers Estates allows only one single-family dwelling on any one lot (as noted above), yet permits are being provided by CC for structures that may not be single family.

4. C.C. is allowing power and septic without site plans showing single family home site (min. 800 sq. ft.), which then allows mobile homes, mini houses to be brought into these lots.

5. People live in RV's for more than the 6 months allowable.

*ACTION NEEDED: Columbia County Code Enforcement for Three Rivers Estates is "**complaint driven**" Even then, they seem quite lax on enforcement.*

**People need to e-Mail complaints to TREPO with addresses of violators. The Board will then make the complaint to CC Code Enforcement in the name of the Chairman and President, so that individual members are protected.*

** Chairman should set up a meeting with Columbia County Planning and Zoning and Code Enforcement (Director Troy Crews) to discuss their policies and actions in detail.*

5. NOISE COMPLAINTS: At the beginning of the year, there were many complaints regarding noise from loud music at the parks.

ACTION TAKEN: It was noted that Columbia County has a noise ordinance, and that those playing music should do so for their immediate group (within +/- 25 feet of the source).

THIRD TIER ISSUES:

1. DOGS ON THE RIVER:

Dogs are not allowed to access the river from the Ichetucknee State Park, since dogs can cause a lot of harm to edge and bottom vegetation on the river.

TREPO will allow a member, whose dog is going to accompany him or her on a vessel, to access the water through Boat Ramp Park, only if the dog on a leash and the dogs path is limited going directly to or from the water. However we cannot control access when on private properties.

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

NOTE: Ray Garner, A resident of TREPO for 19 years, has pretty much stopped going to the parks except at night. He requests assurance that dogs are allowed on the river. He said that in the past he had worked with a previous resident (no longer here), on having both Camping & Fishing Park be dog friendly, he noted he was willing to help set up with doggie bags and everything if necessary.

ACTION TAKEN: *A committee has been set up and includes Cathy Rieker, Laura Hunter, Ray Garner, Wayne Sellers, and Hilda Gilchrist. They will further study this issue and make recommendations.*

2. REQUESTS TO ALLOW SWIMMING AT BOAT RAMP PARK WHEN NO BOATS ARE PRESENT:

ACTION TAKEN: *this suggestion was put on the website as a vote. The members went online and voted 158 152 that swimming should NOT be allowed, and that the park should be just for boaters.*

3. PARK KEY ACCESS: It was noted that the master key (with a code number) is hidden place somewhere in each of the parks so that Management District and Game Commission have entry as needed. Someone is giving out the code number it's being used.

ACTION TAKEN: *key has been changed and FWC will have access when needed. The Game Commission has been given their own key.*

4. ILLEGAL PARKING AND RIVER ACCESS is frequent from entrance #1/ CR 27 @ Riverside Floaters are getting in off the highway.

CHALLENGES: *We can only enforce no parking within TREPO property. As long as they stay in the waterway, there's nothing we can do; if they step foot in TREPO parks they are trespassing, however, it would be almost impossible to tell who they are. Three entities own property in areas where people park...FDOT, Columbia county and DUKE energy. TREPO cannot "ticket" illegally raked cars.*

ACTION PROPOSED: *place large rocks where we can on TREPO property. Glenn will contact Duke Energy.*

5. SUGGESTION TO LET MEMBERSHIP PROVIDE MORE INPUT.

A. Surveys, etc.

B. Request we put list of Capital Projects online to get comments from the general membership.

C. Request we post agenda 10-12 days prior to Board Meetings so members can decide whether to attend.

ACTION: *Surveys are posted on the Web Site to get input from membership, as worked for input on Boat Ramp Park. Board Members are elected to make decisions. The general membership is welcome at meetings, and members can also submit suggestions through the TREPO Web Site.*

6. PARK USE AFTER SUNSET: Parks are closed with the exception of camping park where only registered campers will be allowed.

ACTION: *Key number and member names can be collected from people who are found in parks after sunset; they can be warned, and privileges can be taken away.*

7. CAMPING PARK:

A. 4 wheelers and flooding have caused lots of mounds and depressions and makes it difficult to camp there.

ACTION TAKEN: *Depressions that are a minimum of 75 feet from the water have been filled as requested.*

B. Illegal paraphernalia has been found.

ACTION: *Drugs are NOT allowed in our parks, members caught will lose their privileges*

C. People party till all hours sometimes staying on the park without tents,

D. People are cutting trees and leaving very sharp trunks.

E. The one pavilion may need reservations, since once it is claimed, the users stay for much of the day, and others complain.

ACTION TAKEN: Camping reservations must now be made and approved on TREPO Web Site so that we know who is registered to be in Camping Park after sundown. reservation may be required for the one pavillion, as they are for pavilions at Hodor and Point Park.

D. SOME HAVE SUGGESTED WE NO LONGER NEED A CAMPING PARK.

People are taking advantage of taking dogs there on a leash. Not much camping going on in the winter.

ACTION TO BE CONSIDERED: A true Dog Park has been considered, however, fencing is not a good element in wetlands! Park manager, and Hilda Gilchrist will conduct site visit and bring back recommendations.

8. HODOR PARK:

A. Rude behavior, inappropriate activity, and/or loud music creating a scene at our park(s). Families reporting they avoid going with children and families.

ACTION PROPOSED: call Sheriff to assist with removal, request their office provide us with a report identifying date, time, cause for disturbance (I.e. trespassing, creating a scene or inappropriate behavior.

B. Once the gate keepers leave at 5 or 6 a whole other group comes in, the attitudes change, the speeding of vehicles and 4 wheelers goes up,. A child and his dog was almost run over

ACTION SUGGESTED:

Maybe the gate keepers could stagger during summer.

Sherriff's could come later and stay later.

C. Swimming area is congested with swimmers, kayakers, canoes, and tubers.

ACTION BEING EXPLORED: The board is working with Management District looking at several options including siting of a separate launch area to separate canoes, kayaks, and tubes from swimming area. This would be a very expensive undertaking.

9. POINT PARK:

A. Many conflicts between boats, swimmers and tubers occur.

B. Large numbers of swimmers and tubers congregate at swimming areas on the Ichetucknee spring run

ACTION BEING EXPLORED: Delineate swimming area.

C. Boats are pulling up on the shoreline, grounding and causing erosion.

D. Boats are pulled up to the bank just north of the swimming area and tied ropes onto Cypress.

ACTION BEING EXPLORED: State of Florida allows for prohibiting anchoring, grounding and beaching of vessels in springs and spring runs. Requesting these protections from FWC will be looked into.

E. The integrity of the shoreline is being decimated by boats and too much activity.

ACTION BEING EXPLORED: The Board is working with the Management District for remediation solutions.

F. Trailers are being left attached to vehicles in the parking area.

ACTION: Trailers are not allowed in parking areas, except at Fishing Park and at the parking area north of the Club House.

G. A member reported that her friend was almost run over by a man on a green & black 4 wheel vehicle exceeding speed.

ACTION APPROVED AT AUGUST MEETING. Provide a warning to "Mr. Steele", along with photo used to identify him as the violator; park privileges can be taken away.

10. ALL TREPO PARKS: The shoreline is highly eroded along the frontage of all parks on the Santa Fe River.

ACTION TAKEN: The Board is working with the Management District for remediation solutions.

11. CEMETERY: Request for cleanup

ACTION TAKEN & TO BE CONSIDERED: It is not a park; it was cleaned up a bit, 2 trees were take down at the gate, a fence was repaired and mowing took place. Maybe a group can take regular maintenance on?!

12. CLEARING OF VEGETATION WITHIN 75' OF RIVERS. No one is supposed to clear within 75' to the water line and that people should not be fertilizing.

ACTION PROPOSED: Use our Web Site to remind members of river protection behaviors required or encouraged!

13. CAPITAL IMPROVEMENT PROJECTS: the following is a preliminary list of proposed projects for 2023:

1) Remodel the Club House to increase capacity and improve sound and air quality.

2) Improve the Boat Ramp on the Suwanee County side.

3) Complete all WIFI installations.

4) Remodel the Pavilion at Hodor Park to increase capacity for our meetings.

5) Improvements at Fishing Park entrances and shoreline.

6) Improvements at Brennon Park and Pavilion.

7) Improve Suwanee County Bathrooms.

8) Permit and improve Camping Park shoreline and consider changing it's use.

9) Purchase better picnic tables for parks.

10) Continue to explore separate launch facilities for kayaks, and canoes at Hodor Park.

11) Come up with a way to safely identify swimming areas at the three parks on the Ichetucknee.

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

*T.Mathews recommends to ask people take charge of each projects.

ACTION PROPOSED: Use our Web Site to post projects we are embarking on, and ask for interested members to get involved.

14. MOTORIZED VESSELS ON THE ICHETUCKNEE: A responsible boater spoke saying he didn't think it was the Board's place to take vote on banning boats on the Ichetucknee. He agrees that many boaters use the spring run in dangerous ways, but says it's been a NO WAKE zone all along, and he'd rather get out and paint all the old signs!

ACTION TAKEN: *the board did not vote to ban boats, they voted 6 to 3 support the efforts of the group working on identifying the lower Ichetucknee as a Special Protection Zone (SPZ). This would restrict the operation of motorized vessels therein.*