



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

Date: January 10, 2023

1. Call to Order by G. Hunter
2. Invocation: S. Keen / Pledge of Allegiance
3. Welcome by Chairman to all recently elected new and returning board members, officers and alternates for 2023.

First order of business is election of Chairman and Vice Chairman

Tom Trammel nominates Glenn Hunter as Chairman, 2nd T. Mathews, motion passes.

Charlee Thompson elects Tom Trammel as Vice Chair, 2nd V. Ackerson, motion passes.

4. Roll Call:

<u>Board Members:</u>	<u>Officers:</u>	<u>Alternates:</u>
Glenn Hunter, Chairman	Terri Hester, President	Judy Brim
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	-Amanda Cartwright
Vonda Ackerson	Victoria Imm, Treasurer	Mike Davis
James Baker;	Hilda Gilchrist, Secretary	-Stephanie Watson
-John Bryant		
Sammy Keen		
Tommy Matthews		
Rick Palm	<u>Park Manager</u>	
Cathy Rieker	Bill Brim	
Wayne Sellers		
Charlee Thompson		

5. *Motion to approve all those who called in by C.Thompson, 2nd S. Keen; motion passes*
6. *Approve January Agenda : Motion by C. Thompson, 2nd T.Mathews; motion passes.*
7. *Approve Dec. Minutes : W. Seller's noted he, nor J. Baker we're board members in Dec. Motion to approve once corrected, C. Thompson, 2nd T.Mathews, motion passes.*

8. Secretary's report, H. Gilchrist

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, off topic, and sometimes 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 in 2023.

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 tier, 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 SPRING RUN. 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 for TREPO

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

*Highly infectious staph infection can be caused by animal feces.

*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) and Bridge Park allowed on leashes as long as owners pick up after their dogs.

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 have 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.

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 shown on next page, 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 or membership 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 more detail.*

6. 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 was being used.

ACTION TAKEN: code 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 out of Tallahassee and see if we can get their permission to place boulders to prevent access to river, possibly signs for no parking. They (Duke) actually put the fence up that seems to work.

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: Registration on the Web site was added two months ago. Park manager requested reservations for the pavilion at Camping Park. Adding of tables and benches may take care of conflicts. 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 pavilion, as they are for pavilions at Hodor and Point Park. Park Manager noted that he spoke to the member who lives next to Camping Park, says lots of people access the park even after midnight. Members who break rules will be sanctioned.

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 H. 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.

Sheriff'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 an 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, difficult due to varying river levels.

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 for this and other parks.

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. Wanda asked to add reservations for the (2) Point Park pavilions.

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; his 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 Brennan Park Pavilion at the edge of the Santa Fe; a slow process!
 *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 member on the Suwanee side made the request to limit the operation of motorized vessels. 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. The actual statute calls for restricting the anchoring, mooring and beaching of motorized vessels on spring and spring runs.

Questions led to a discussion related to the first Tier issue...Dogs in the Parks. Vicky Imm requested the board consider allowing dogs on Brennan Park; the park rules know that dogs are allowed on leash; there is a group of people that meet at the park frequently; some bring their dogs, and there's never been any problem Chairman noted that we are trying to determine whether this is in keeping with TREPO's concern that dogs be allowed at popular parks. Need to go back and determine the reason that we came up with rules, which is that when you have 100 people mixed with dogs, it is not be safe. H. Gilchrist suggested we consider that if the park has Santa Fe River frontage, dogs on leashes be allowed. T. Mathews suggested a 3-5 person committee meet and report back at the next meeting. C. Rieker volunteered to chair the committee, W.Sellers, Laura Hunter, Ray Gerner, H.Gilchrist. T. Tramel reiterated his suggestion to section an area off in some of the low traffic parks, where dogs and owners are allowed. We can't fence down to the river, but we might be able to provide some areas in some of the parks that are usable.

9. Treasurer's Report:

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

Drummond Bank Account info for October 2022:

Checking bal:	\$16,076.74	Monthly Checks:	\$16,004.64
Savings:	50,034.81	Auto Drafts:	<u>646.88</u>
Memberships:	<u>10,427.00</u>	Total Expenditures:	\$16,651.52
Total:	\$ 76,538.55		
		Transf. to Reg. Checking:	\$ 0.00
		Interest-Reg. Ckg:	.18
		Interest-Savings:	6.31
		Deposits-Reg. Ckg:	550.00
		Deposits-Mem Ckg:	1,950.00
		Electronic Deposits (Est.):	<u>5,950.00</u>
		Total Deposits:	\$ 8,456.49

Chairman questioned the monthly expenditures number. Treas. Noted that sometimes checks come in that have been out for months. Take a look at the P & L, where we spent over \$16,000 just on keys. *Motion to approve treasure's report C. Thompson, 2nd T. Tramel, motion passes.*

10. President's Report, Terri Hester:

People who want to bring 12 or more guests must have prior approval and also the members should accompany their guests into the parks.

11. Park Managers Report, Bill Brim:

Please refer to Park Manager's Report (6 month summary) submitted by B.Brim.

Yearly summary: 1,140 visits made to the parks since he was hired in 2022.

163 times gates were found open; 119 confrontations noted.

12. Maintenance Committee Report, J. Bryant usually takes this, since he's not here, Terri requested B. Brim report on a few repairs, he did; all will be taken care of.

13. Communications Committee Report:

Membership update: V. Ackerson

*Columbia County: 118

*Suwanee County: + 41

*Total 2022: 159

*Our new membership form has updated late fees, and choice of whether you want to pick up or get keys mailed. Also added statement on being aware of rules, and you know where to find them. Also, paying for keys, vs. dues. Whether you utilize the parks has nothing to do with the park keys. Each shall be responsible for equal share of running the association.

Key day is January 21 (1/21) 10-2.

14. New Business:

Chairman received a letter from Skip Clemons, a Three Rivers Property Owner, requesting an issue be brought up at the Jan. board meeting... We have a policy that no matter how many properties a member owns, they are allowed one vote. Keys are not sold, they are a privilege to membership. It is correct to provide only 2 keys or member. There is no reason to allow members to purchase more keys.

*V. Ackerson notes that this is being done right now. If the lot owner wants to assume the responsibility for the long time renter, they should be able to obtain more keys. C. Thompson pays for numerous memberships since he has several long term renters.

*J. Baker asks about over 6 month rentals. Requests we have a sub-section with the renter's name.

If J. Doe has several properties, with multiple keys, the renter's name needs to be on the records.

*Another problem is people who loose their keys. They still have another key, and it is proposed that no more keys be providing, since that would be like selling keys. A general member supported this saying he's been here since 1990 and he considers that kids are not replaceable. If you lose both, then you can't access the parks.

*W. Seller's recommends we discuss the Airbnb's (short term rentals) where guests access the parks.

*Should Terri hold a town Hall to hear from all members (both sides).

Or a survey...asking do you want Airbnb people here or not?

Chairman says he has received many comments...Who are all these people who are accessing our parks?

*Also we may be having some violations to the A-3 zoning.

*H. Gilchrist notes that communities in FL have been able to stop Airbnb's, they've acted quickly.

*Chairman...So what will happen when we start issuing/distributing keys in a few weeks.

*T.Tramel agrees with Mr. Clemons that we need to come up with something right away. He suggests he make a motion limiting issuing more than 2 keys per member. With an option where a separate memberships are paid for long term renters.

* J. Baker suggests an affidavit be provided by the member/owner to prove long term rentals.

*C. Thompson suggests we suspend the issuing of additional keys until a later date.

President notes that she has an issue right now where she has 3 LLC's all going to the same address and they expect 6 keys.

* C.Thom[son notes that LLC's are legal entities in FL. Maybe a name (contact person) must be associated with each membership.

* 3-4 situations need to be discussed and action determined. We need to protect our members.

Discussion was opened up to the general membership:

- * S. Greco suggests to keep things the way they are this year.
- * New person (outside influence) comes in and create problems.
- * J. Crane was asked to submit his renter's name (last year) in c/o J.Crane.
- * Members are required to buy one membership but can opt to get more than one.
- * Everyone will be receiving an invoice, although we are not sure how reliable lists are.
- * Key Control Committee with T. Hester, chair, V.Ackerson, S.Greco.
- * Immediate family members should be allowed be included in the membership.
- * **Financial systems....** 3 hardship cases have been approved; they will pay the first \$100. T. Hester said one member has offered to pay one of the three, others will be found to make up the share.
- * **S. Keen said it is as hardship, if you loose keys, you loose. He made a motion that no additional keys be provided if one of 2 keys are lost; second by C.Thompson, motion passes.**

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.
- 2) Improve the Boat Ramp on the Suwanee County side (in progress w/ management Dist.
- 3) Complete all WIFI being achieved.
- 4) Remodel the Pavilion at Hodor Park (seating area around the pavilion)
- 5) Improve Boat Ramp on Columbia side.
- 6) Fishing Park.
- 7) Improvements at Brennan Park.

**T.Mathews recommends two be pursued...suggests 1 and 4 be pursued, but notes others can be included since they are priorities only.*

*W. Seller's asks whether the boat ramp on the Suwanee side includes the bathroom. Someone notes that improvements were made.

*Chairman notes that anything can be included, but emphasis is that the boat ramp is not very efficient, and there are issues with the trailers. The process was initiated on Dec. 1 2023 with the Management Dist.

*Chairman suggests a committee where someone can sketch up something that we can see, and then hire an engineer for the permitting and approval.

*Chairman, T. Mathews, S.Keen, David Gilchrist

15. Old Business:

16. Open Property Owner's Comments

J. Crane brings up that a lot of the new members are concerned that they have not received invoices. It was noted that they will receive them this coming week.

17. Next meeting: consensus achieved to change next meeting from 2nd Tues. (Valentine's Day) to the first Tuesday... **February 7th, 2023.**

18. Adjourn: Motion to adjourn, 2nd by J.Baker. 8:55