



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

**Date:** April 11, 2023

1. Call to Order by G. Hunter
2. Invocation
3. Pledge of Allegiance
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	Mike Davis
Vonda Ackerson	-Vicky Imm, Treasurer	Stephanie Watson
James Baker	Hilda Gilchrist, Secretary	
-John Bryant sick		
Sammy Keen		
Tommy Matthews	<u>Park Manager</u>	
Rick Palm	Bill Brim	
Cathy Rieker		
-Wayne Sellers		
Charlee Thompson		

5. *Motion to approve all those absent by: C. Thompson; 2nd: T.Tramel, motion passes.*
6. *Approve April Agenda : Motion by: C.Thompson; 2nd: T.Tramel, motion passes.*
7. *Approve March Minutes : Motion by: V.Ackerson; 2nd: T.Tramel, motion passes.*

**8. Secretary's report, H. Gilchrist**

Reported that her printer is not meant for large batches, thus it requires new cartridges almost every month. President said she would continue to print instead.

**9. Treasurer's Report, Carol Strickland for Vicky Imm:**

*Please refer to separate report for & P&L chart.*

Seacoast Bank Account for 2023:

Checking bal:	\$32,885.36	Monthly Checks:	\$ 6,411.26
Savings:	50,039.69	Auto Drafts:	<u>635.07</u>
Memberships:	<u>103,028.32</u>	<b>Total Expenditures:</b>	<b>\$ 7,046.33</b>
<b>Total:</b>	<b>\$ 185,953.37</b>		
		<b>Transf. to Reg. Checking:</b>	<b>\$ 0.00</b>
		Interest-Reg. Ckg:	.00
		Interest-Savings:	4.88
		Deposits-Reg. Ckg:	.00
		Deposits-Mem Ckg:	12,134.82
		Electronic Deposits (Est.):	2,604.50
		<b>Total Deposits:</b>	<b>\$ 14,744.20</b>

Motion to approve Treasurer's report *R.Palm; 2nd: T.Tramel, motion passes.*

## **10. President's Report, Terri Hester:**

\*She gets lots of compliments on all the functions and activities, several members enjoy the event4s and we are encouraged to hold them every month.

Good turnout...37 kids

\*Fish Fry is on for the 22nd, fish has been ordered by help is needed setting up and putting up tents, etc. at 5:00 on the 21st. Bill Martin will be encouraged to assist. Adults are \$9.50 and children are \$4.00.

\*Motion by T.Tramel to approve cost for adults at \$9.50 and children under 12 at \$4.00.

\*We hired police for Memorial week-end.

\*Lots of complaints about the hot-dog stand at the entrance.

\*Members want us to do something about all the flags they put out because it's hard to see. Chairman notes that actually they're infringing on three (3) properties. The State of Florida (State road going through), Duke Energy has an easement, and Columbia County has local road ROW. Major issue is liability because a significant number of traffic accidents occur there from people who are missing the turn because they are distracted.

\*Permits are likely required as they are for selling Girl Scout Cookies.

B.Brim asked, and they said they have approval for the sherriff's deputy and the County

\*J.Baker spoke to the health department, and it is outside the City Limits, so they would need license for a food truck.

**Chairman requests Secretary send an e-Mail to Tallahassee so we have a record that we have made an attempt to get it resolved.**

\*Duke gave us approval to put our entrance signs up.

\*A member noted that Columbia County also requires a mobile food vendor's permit to operate.

\*President notes shés had a lot of complaints about people not following the rules, parking long boat trailers outside the Boat Ramp Park because cars are parked inside.

\*Chairman asks whether the signage clearly states that we can't park cars inside?

\*B.Brim notes he just put a sign up there, but even that one may not be clear; he will change it.

\*We will be starting gate greeters as of first week-end in May at Hodor, Point and Boat Ramp Parks. They will be able to control cars from staying and parking inside BR Park.

\*Chairman notes that County is out on our roads again repairing ruts in our roadways with their grading equipment. County says things are getting worse and worse, and costing the County a lot of money. A person in a green pick-up truck and others have been spotted destroying the roadways. It is a crime! If we can get photos and evidence, we need to start turning them in. A car can beak an axel on these ruts.

\*Chairman takes a moment to thank all the women, Vonda, Cathy, Terri, Judy and others that come out time and time again as volunteers to put on our TREPO events, and ah e to put up with hassles and rudeness.

\*R.Palm noted that he and Sandy were asked to be Mr. And Mrs. Easter Bunny, and he was so touched by the happiness it brought these kids.

**11. Park Managers Report, Bill Brim:** please refer to separate report by Park Manager.

## **12. Maintenance Committee Report, Tommy Mathews**

### **Signage:**

J.Baker noted he spoke with the County and FDOT will not support a 5 MPH sign. He also discussed possible speed bumps. If we put a sign up for 5 MPH we may be asked to move it.

\*B.Brim also had a deputy note that he would not be able to enforce a 5 MPH speed limit.

\*Chairman noted that the County will not consider speed bumps here due to possible harm to cars, and potential accidents.

\*T.Tramel asks whether we got approval for the 15 MPH sign, because on. Dirt roads, if not posted, 35 MPH is assumed; Chairman said 15 was approved, but not in writing.

\*R.Palm suggests we go ahead and post the 5 MPH Sign so people at least slow down.  
\*Chairman notes we may not be able to regulate it, but consensus was to proceed with 5 MPH.  
\*Secretary notes there are quite a few good signs available on the web with silhouette's of a child, etc.  
\*Motion to get sign that says SLOW, CHILDREN AT PLAY, 5 MPH. we will go back to the county and try to get approval.  
\*3rd sign for HODOR our graphics and type styles to work together better will get back with T.Mathews.  
\*V. Ackerson notes that we need another sign for Hodor by the water that states this is a private park.  
No mooring at all parks!

\*T. Mathews reported on making improveme3 bids received to improve HODOR, wide discrepancy.  
High bidder, good spread sheet; Roger Whiddon. \$18,900.  
2nd, okay, typed, Gary Johnson, \$13,400.  
3rd e-Mail, very small,type, Stephon , \$8,000.  
Tommy personally knows the high and middle bidder, not the low bidder.  
Chairman noted that we are going with Trey, plastic decking.

\*T. Mathews recommends 2nd bidder, discussion on fact that there are some unforeseen areas, so addition to costs (contingencies) are anticipated.  
Gary Johnson was asked how long it would take for him to start and he said one or two weeks from when he's given a go-ahead. he did not provide a time anticipated for construction.

\*T.Tramel moved to proceed with Gary Johnson at \$13, 400, and allow maintenance committee to approve up to an additional \$5,000. Second by S. Keen, motion passes.  
\*Sassy Johnson noted that we really want to proceed with improvements to the clubhouse!

### **13. Communications Committee Report:**

#### **Membership update: V. Ackerson**

Columbia County: 677  
Suwanee County: 239  
Total: 916

We need volunteers for fish fry.

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

We're having to build a system for Point Park, since it floods; next will be Boat Ramp Park.

**14. New Business:** We have approved hiring an HOA attorney Mr. McCarty in Alachua. He has been engaged with Jeff Brasswell, from Gainesville who has requested a second public records request. We are a volunteer board, not legal minds. We have grown from 190 to over 900 members! We're having a lot more exposure, we still have a law suit from 2018, so we need legal advice. The attorneys will also help us respond to the lawsuit, respond to the members requesting records and help us go through all the facets for HOA requirements. We need to have an attorney to protect us from liability issues. We have been limping along from the business side, because after all, we are just volunteers who take responsibility.

\*We cannot worry about prior Chairman's, who may or may not have had records in place. We are not scared by requests by those who don't have anything positive to say, and only find fault. But It's not fair to take the time away from our board members and have to rush to

provide all of the details being requested by these certain individuals. We don't have any problem, or any fear of that, but we just don't have the time and expertise to exercise all the things that have to be in place for an HOA, so we're moving forward...At the pleasure of this board, the chairman will be the lead contact, and will be assisted by the Committee including T. Tramel, T. Hester, V. Ackerson. We will not disclose all the dealings with the attorney, unless it comes to a matter that needs to be decided by the board. The attorney will guide us through all the HOA rules and processes. One of our next moves will be to hire an HOA property manager to assist us with all the filings and contracts, paperwork, etc.. It may mean that we need to increase our fees in the future because of certain members requesting this and that. We have no choice, but to proceed with this direction in attempting to protect the 11 or so properties that we all own on the Santa Fe and the Ichetucknee. We want to do it, right. we want to make sure that people understand that there's no one defrauding, or taking advantage of situations. Most of you lose money by being on this board because of the time and energy that it takes to do our jobs. Many times members don't even turn in cost reimbursements/expense reports; you just got the job done and it's veré much apreciated. We can meet the charge we are given. Safety of our parks, preservation of the river. If we can't preserve the river, it's not worth living down here, so at the end of the day with the glass, and the cans and the abuse of the rules. Good people don't have a problem to do the right thing. We need to move forward with the hiring of an attorney, and in the future a property manager, so that in the board can attend to important issues and devote time and energy to look at the big picture, cheese, Chairman asks the board to formally approve working with Mr. McCarty, \*T. Tramel notes that when you act on the advise of counsel you reduce your liability. This decision is long overdue, and I would like to move that we engage the services of Mr. McCarty, the attorney, and that we channel all communications through the chairman of this board, 2nd by T. Mathews, Motion passes

#### **15. Old Business:**

\*Keys yes, chain link gate will be the access to Hodor, and he needs a key.

\*on going issue with Dogs in the Park, member was distraught, son with special needs was antagonized. B. Brim notes that he captured last year's incident with Rocky. Several other issues were also brought up. Rocky is a good dog, but he has free roam and no owner to take responsibility. We need to call Animal Control in Suwanee County and let them know we have several complaints against it.

There was also another person who brings his dog and the two dogs were seen going in and out of the water.

\*We need to send letter to Owner.

\* R.Palm asked about the Newsletter and was told by C. Thompson that it had gone out.

\* T. Tramel requests the fence at Hodor be moved up to 10', the park entrance area will stay where it is, however we would have more space for pedestrians and young children. Also we have some ideas on a drop off.

\* Chairman notes that we have recently added a berm to assist in directing water coming off the street. The fence might go on top of the berm.

#### **16. New Business/Open Property Owner's Comments:**

\* Member requests motion sensors be placed on the back of the A Frame.

\* Boat ramp park has some big washout issues.

\* Bridge Park there's a tree that's been down since last year; all the kids have to do is walk down 20-30' they can access the park.

\* Miss Donna Lee works for the Alzheimer's Association. Every single family has been impacted by Alzheimer's; she passed out a very important phone number 1 (800) 272-3900 24/7 staffed by people who can connect families to free resources and programs that can assist and can save caregiver's mental and physical health. She can come back and teach a class.

\* **17. Next meeting: May 9, 2023.**

\* **Adjourn 8:45.**

