



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

Date: August 8, 2023

1. Call to Order by G. Hunter
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Board Members:

Glenn Hunter, Chairman
Tom Tramel, Vice Chairman
Vonda Ackerson
James Baker
-Sammy Keen
Tommy Matthews
-Rick Palm
Cathy Rieker
Wayne Sellers
Charlee Thompson

Officers:

-Terri Hester, President
Mickey Olson, Vice President
Vicky Imm, Treasurer
Hilda Gilchrist, Secretary

Alternates:

-Judy Brim
-Stephanie Watson
-Mike Davis

Park Manager

Bill Brim

5. *Motion to approve all those absent by: C. Thompson, 2nd, T.Tramel, motion passes*
6. *Approve August Agenda : Motion by: C. Thompson, 2nd, W. Sellers, motion passes.*
7. *Approve June Minutes : Motion by: W. Sellers, 2nd, C. Thompson, motion passes.*

8. Secretary's report, H. Gilchrist: I will be on vacation in September and November and so I am requesting a substitute step in as secretary.

**V. Imm checked her calendar and said she would be able to substitute.*

9. Treasurer's Report, Vicky Imm:

Please refer to report for July 2023 RE: TREPO's Seacoast Bank Account & P&L chart.

**V. Imm noted we're originally approved for \$10,000 for security cameras and materials and we are right at that.*

**C. Thompson has submitted a bill for over \$3,686.89 for Point Park and we need a motion so it can be paid.*

****Motion by J. Baker, 2nd by T.Tramel; passes unanimously.*

**And we need more equipment, extra conduit for future improvements, trencher, electrical wire, hiring by an electrician, etc., so we need to approve an additional \$5,000.00*

****Motion by W. Seller's, 2nd by C. Rieker; passes unanimously.*

10. President's Report, Terri Hester/absent

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

**Discussion regarding WI-FI at Suwanee Boat Ramp Park; it was tested and it works. C. Thompson did find an error in the controller that was causing WI-FI to go in and out; that has been corrected.*

**Pot is being smoked in the parks, and it is illegal!*

**Chairman's asked that all requests for actions by the Park manager be run through him since we are working with attorneys now.*

12. Communications Committee Report: Membership update: V. Ackerson

Columbia County: 718

Suwanee County: 261

Total: 979

*Karaoke this Saturday 12-4; hot dogs till they run out!

*T.Hester asked that we entertain securing Point Park...violations include

*boats mooring making it difficult for passive recreation users to access ramp and park.

*non-members using park facilities.

*dogs in the park.

*Chairman closed the discussion by saying we need to think about how to better protect the 2 most popular parks, Hodor and Point. He said he hopes cameras would take care of some of the rule violations, but more may need to be done.

13. Maintenance Committee Report, Tommy Mathews

*Reported that Gary Johnson got the permit, but is on vacation. Trusses for the roof have been delivered. The bottom deck is to be rebuilt, and then he will start on the edges.

*several signs as requested by Park Manager were passed out to the board members.

*Policies and Procedures need to be updated to address changes including

*dues of \$150.00.

*R. Palm's recommendation and board approval that newsletters be e-mailed to all members in good standing who provided e-mail addresses with yearly mem form.

*Chairman recommends that once we have Policies and Procedures updates, they be recorded at the Columbia County court house.

*B.Brim reported that the bathrooms on the Suwanee side are almost complete and very nice. New toilets, sinks and trash receptacles have been installed. The bathrooms have been painted cleaned and PVC pipe now replaces the galvanized pipe that caused rust problems. Improvements to the pump house have also been done. Improvements should all be completed in 2 weeks.

Camera Security Update, Charlee Thompson: refer to Treasurer's report.

14. New Business: none

15. Old Business: none

16. Open Property Owner's Comments:

*Mary Terry: Brought up several problems/inefficiencies...Boat Ramp gate and Mid Point gates were open tonight when she went by. Dogs running loose in Point Park. Gate greeters are overwhelmed by the amount of traffic at Hodor and Point Park. At Point, users are mainly getting out. At Hodor, they are mainly coming in and our key system is outdated. Consider programming photos of owners and related people who could legally be let in with that key. Key number in hand would trigger the owner's photos for verification.

*Ted Blackwell asked whether Airbnb's allowed to give or rent their keys out?

*Chairman answered 'no, that would be a serious offense'. The members who pay their dues are the ones that should benefit from our park facilities.

He continued...On the boat issue, is it ever going to come where boats are not allowed to come up the Ichetucknee?

*Chairman stated that there will be steps taken towards that goal. Vonda and he asked Hilda to explain a bit.

*H. Gilchrist asked for the gentleman's name (Ted and Bonnie Blackwell), and email, so she can send some information. The good news is that Weekie Watchee has been granted recognition as an SPZ (Springs Protection Zone), which will prevent anchoring, grounding and beaching of motorized vessels. The member who requested an SPZ for the Ichetucknee requested prohibiting all motorized vessels. We were denied that, however we are in the process of modifying the request. We need everyone to submit evidence of harm, so we can at least get the same restrictions as Weekie Watchee (WW)! I am sending an article describing process WW went through to achieve SPZ approval. In the future our goal could be further modified to allow only electric motors and low horsepower motor vessels in the Ichetucknee Spring Run, since larger vessels; higher HP, and Wave Runners are in-appropriate for the width of our spring run and present a threat to health, safety and welfare of the public.

NOTE: Florida Statutes already restricts boating in section 327.46 which states (1) boating, restricted areas may be established on the waters of the state for any purpose necessary to protect the safety of the public if such restrictions are necessary based on boating accidents, visibility, hazardous currents or water levels, vessel traffic, congestion, or other navigational hazards, or to protect sea Grasses on privately owned and submerged lands.

(a) the commission may establish boating-restricted areas by rule, pursuant to chapter 120.

(b) Municipalities and counties may establish the following boating restricted areas by ordinance.

1. An ordinance, establishing an idle speed, no wake boating-restricted area if the area is:

(c) on a stream, canal or similar linear waterway if the waterway is less than 75 feet in width from shoreline to shoreline.

3. An ordinance establishing a vessel-exclusion zone, if the area is:

a. Designated as a public bathing beach, or swim area, unless it is on the Intercoastal Waterway

*Chairman stated that we need to find a solution to get the no wake zone enforced, because boats will damage the banks wand bottom of the run especially in low water periods. We are moving forward.

*It was noted by several that the newly installed and permitted buoy's have helped a lot to protect children swimming.

*It was reported that men are offering children, beer and encouraging underage, drinking.

*James Baker brought up Municode section 78-3 (straight out of the Columbia County Parks) address rules and regulations for county parks that have already been scrutinized. These rules are very relevant to TREPO. They include... it shall be unlawful for any person to do the following acts, in any park or recreational facility, or on the right of way of any public street located immediately adjacent to any premise.

1. To destroy natural vegetation, defaced, the natural environment or public property or improvements they're on.

2. To dump litter,

3. To have dogs, horses, or other pets, except service assistant animals.

And 8: to destroy damage or deface, any structure, fencing, buildings, tables, or other improvements on the site.

* Mary Terry reported that there was a lot of smoking going on around children

17. Next meeting: September 12, 2023

Adjourn: