



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038.
Please note, the entire meeting can be viewed on YouTube search TREPO board meetings.

Date: October 10, 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	Stephanie Watson
Vonda Ackerson	Vicky Imm, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Mike Davis		
Sammy Keen		
Tommy Matthews	<u>Park Manager</u>	
Rick Palm	Bill Brim	
Cathy Rieker		
Wayne Sellers		
Charlee Thompson		

*Glen we have nine present so requested Stephanie and Judy Brimm be brought up.

5. *Motion to approve all those absent by: C. Thompson, 2nd, S. Keen, motion passes*
6. *Approve October Agenda : Motion by: c. Thompson, 2nd, W. Sellers, motion passes.*
7. *Approve September Minutes : Motion by: C Thompson, 2nd, R. Palm, motion passes.*

8. Secretary's report, H. Gilchrist,

Just a big thanks to Vicky M for stepping in September and reminding you to do the same in November!

9. Treasurer's Report, Vicky Imm:

Please refer directly to separate treasurer's report.

Approve Secretary's Report: Motion by: R. Palm, 2nd W. Sellers, motion passes.

10. President's Report, Terri Hester:

- * 2nd well rest passes
- * Needs help to put tent up by Friday.
- * BBQ starts at 12:00; members meeting 1:00 meeting begins.
- * Don will be cooking BBQ same as when Big John was here.
- * Need help serving
- * Halloween Oct 28th Fall Festival 2:00-4:00.
- * Traci Wilde open Mike from 10-2.
- * 5:30 Costume contest.
- * 6:00 Trick or Treat.

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

12. Maintenance Committee Report, Tommy Mathews

Pavilion improvements are finished at Hodor Park.

Several new signs are being put up at parks.

Bids for improvements to clubhouse are needed.

Chairman noted that we need to encourage more use of all our other parks now we've grown from a few hundred to 990 members.

13. Communications Committee Report:

Membership update: V. Ackerson

Columbia County: 723

Suwanee County: 267

Total: 990

Proxy issues have been "blown up" on FB. Proxies are used when a member can't attend the meeting so they signed their vote over to another person who will vote for them ideally in the same way. We don't have anything on the agenda to be voted on this time, but we do encourage members to come to the meeting and express opinions.

Proxies are due to Hilda, the secretary by noon this Friday This gives us time to receive them. check them to be valid and list them for the meeting on Saturday.

You have till 10 AM to pull the proxy on the date of the meeting if you decide to vote in person.

Sign in at noon; you'll be given an arm band.

Secretary noted a controversial issue regarding members meeting 2022: When so many figures were thrown out for fees, what passed at the members meeting last year was \$150.00 for 2023 to be increased in 2024.

Terri noted that we will be voting on a budget tonight.

V. Ackerson noted there will be more controls this time...Speakers will be asked to sign in with name and key number and step up to a microphone. As long as we have a quorum we have a Board Meeting otherwise it is only an informational meeting. We should have no problem meeting quorum (5% of 990) this year.

FALL FESTIVAL: 10/28 10-2

* Halloween Oct 28th Fall Festival 2:00-4:00.

* Chili cook-off needs sign-ups.

* Need vendors, have 10 so far

* Traci will do karaoke and open mike from 10-2.

HALLOWEEN starts afterwards 4-7.

* D.J. Chris kareoke

* 5:30 Costume contest for adults and children.

* 6:00 Trick or Treat.

* Hayride

*2nd Saturday in December (9th) is our Christmas Extravaganza, where we get children's names and their Santa request, and Mr. & Mrs Santa make an appearance.

Camera Security Update, Charlee Thompson:

*Cameras are up at Boat Ramp Park, Columbia county side, and there is Wi-Fi down there. Point park is next on the list.

14. New Business:

* H. Gilchrist noted issue with property owners putting up strong lighting. Lighting really impacts the night sky, outdoor enjoyment, bird habitat, and insects such as lightning bugs, which are affected by urban light.

* A general discussion took place regarding ordinances that require lights off for turtles, etc.

* It was noted that educating the public regarding light pollution, and dark night sky.

* It was agreed that an article could be written into the newsletter.

* R. palm would like meetings be moved off site to a community center in Fort White, with a security officer present. He presented the cost involved. A long discussion took place and he moved to table his request.

* Chairman thanked him, but noted that this is a discussion needs to be further considered, since if we get any real threat, we would need to meet elsewhere and work with law enforcement.

15. Old Business: 2024 budget Carole Strickland.

Please refer to separate summary sheet and detailed 2024 Budget Summary.

* A long discussion took place regarding the recommended action to hire a Property Clerk and an HOA Manager as has been suggested by our attorney's due to all the Public Records Requests, Law Suits and other demands that are taking up exorbitant time and energy from many of our board members and officers, when instead we should have time to make our parks better and safer for our membership.

*Book keeper noted that if everybody (over 1700 lots) paid their dues as required, we would not have to increase our dues as much as we need to.

*Chairman explained that if we approve this budget, then our fees will definitely need to go up.

Motion to approve 2024 Budget as proposed- by C. Thompson, Second by C. Rieker, motion passed after a lengthy discussion.

16. Open Property Owner's Comments:

*Jesse Crane asked whether we can get some information on the lawsuits that have been

*Chairman noted yes we have a lawsuit that was initiated in 2018. The first part was settled.

The second part is still pending and we're actively working towards its conclusion.

2nd lawsuit is with communication with lawyer responding to a member's request for information.

*J.Crane then asked whether we had filed taxes.

*Chairman stated that taxes for 2020, 2021, 2022, have been filed. The prior years under other president's have not been filed.

* Ann Mueller asked about signs visible from the river.

* Park Manager response was that that we have gotten some signs, but we haven't put them up yet.

* Chairman noted that we might consider adding addresses to signs, so if there is an accident, we can refer to the property address.

*Jarred Buttram: Noted that from 2020 till today everything has jumped in costs. If we want to maintain the quality of our parks, we need to understand everything costs more.

*A question as to whether a company or an individual would be best as our Property Clerk.

*Chairman notes that we will be conducting a discovery process which will lead us to who/ what type organization or individuals we need to hire.

*Mary terry: asks how to get folks to abide by the rules such as no dogs in parks.

*Chairman...now that we have attorney, we will be able to file injunctions, and when we get a court opinion we will be able to know how to proceed.

*Document as much as we can, get the photos, get the audio, so we can file the injunctions.

*Mary Terry asks board to communicate with the membership so they know where cameras are, and other things to better know what is happening.

*Joan Nano requests a copy of the agenda, the meetings, and the proposed budget. She asked for a PDF of Newsletter.

*C. Thompson noted newsletters went out, and are posted on web site.

*A member noted that Board Minutes on TREPO.net are way out of date. Secretary noted that for some reason, although she sends them they are not being received into web.

*V. Imm noted that her financial information is filed separately.

* Chairman noted that that is one reason why we need a management company because all of these tasks will then be performed by them.

* C. Thompson gave an explanation of web responsibilities.

* V. Imm noted that C. Thompson has not charged a dime for camera installations.

* Appreciation was expressed by all.

17. Next meeting: 14 November 2023

Adjourn: 8:27