



Three River Estates Property Owners, Inc.

**Annual Meeting of the Membership**

Fort White, FL. 32038.

Please note, the meeting can be viewed on YouTube; search TREPO members meeting.

**Date:** October 14, 2023

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call:**
5. **Welcome and Introduction by President Terri Hester**
  
7. **Reading of the 2022 annual meeting minutes summary by Hilda Gilchrist, TREPO secretary.**

**8. Presidents Report by Terri Hester**

Complaints received include

\* Short Term Rentals

\* People outside our membership using our Parks

**9. Projects accomplished in 2023 were reported by Vicky Imm.**

**10. Quorum Count Verification was made by Vonda Ackerson, Communications:**

**We only needed and 54 and we have more than 104 present.**

**11. General Business: TREPO, finances, and budget presentation by Carole Strickland.**

*Please refer directly to separate 2024 Budget Summary.*

\* 100 copies of budget sheets were distributed and the presentation lasted over 30 minutes.

**In summary.**

We project expenditures of: \$230,040

income of: 152,650

60,000 for proposed hiring of a new property manager.

Total needed: \$290,040

**Shortfall: \$137,090**

\*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. We need to figure out what to do about the 700 (+-) property owners that are not paying yearly dues.

She made comparisons to other organizations of similar size...some pay \$600 a month. Of course we're not asking for that, but we want you to consider what is the true value of what we have here and the ability to keep our parks, safe, clean and protected?

She explained that the board approved the budget and our fees will need to go up to \$300.

She also noted that at this time we have \$10-\$15,000 left to cover all the expenses left in 2023 so we're going to have to dig deep even to cover this year's expenses. A budget is just an estimate of what we're anticipating.

\* Audience began to voice strong objections;

## **12. Open Property Owners Comments (compliments, concerns, and complaints).**

\* Speakers were asked by President to be civil, and step up to a microphone.

Member question budget surplus and long discussion took place. Every financial report has been posted on TREPO.net. We are not hiding anything.

Member asks where are the budgets aren't on the website? It was explained that they are under Treasures report as pdf documents. She'd like budgets to be placed under a document heading.

Member explains last year vs. proposed budgets based on last year's expenditures. The issue is \$69,000.00 on last page; that's what we should be discussing.

\*Member asks what's going on with the lawsuits, the one where the boy got murdered at Point Park.

\*President noted it was not Point, it was Camping Park, and that we are still in litigation.

Member: Is that why we need more money this year?

President: No, that's because one of the members.

\*Chairman: The lawsuit was initiated in 2018 is still being litigated. The defendant is Three Rivers Estates.

\* Member: It's not on the web site, we should be informed.

\* Chairman: Our insurance carrier is handling this, so there are no fees related to this case. Everything's on file in our office and I don't think we want to be discussing our legal cases.

\*Member continues: Estoppel letters... we are not a homeowner's association. It is a Property Owner's Association, then we were incorporated. The fees are all against the law unless voted by 80% of the membership.

\*Chairman: we are an HOA, and we are following the rules. If you can bring proof that we are a POA we'll be glad to review it.

\*Member notes Statute 720 Florida requiring notice of meetings.

\*Member again debates HOA vs. POA.

\*President notes she's not complaining, but she sits at her table every day to address issues a few members create.

\*V. Ackerson read from Article one: we are a not for profit. non-profits are usually held for charities.

\*Member states we need to get a handle and update our process on short term rentals. People who should not be in our parks need to be prevented access. Secretary read use of recreation areas shall be limited, groups of 12 or more must be approved by President, etc.

\*Enforcement is our problem.

\*Member is curious about whether the short term rentals are the problem, and encourages that the committee that was discussed last year be created and begin meeting.

\*Member notes he appreciates the rest room renovations on Suwanee side. It will be checked. Also brought up that the boat ramp needs repairs.

\*Member questioned whether a company or an individual would be best as our Property Clerk.

\*Answer: we will be conducting a discovery process which will lead us to who/what type organization or individuals we need to hire.

\*Member has questions on Newsletters. Now that Newsletters are on the web site, we could have a quarterly balance sheet. Also what was accomplished over the 3 months and what is proposed to be accomplished. Notice for Annual Member's meeting must be mailed to all 1,700 lots.

\*HOA Manager for me; definitely a NO.

\*Member mentions he has been unable to get records and IRS filings. He has hired an attorney and is the reason why the association hired an attorney.

\*TREPO HOA Attorney: there has been no resistance, he has made every attempt to provide the information requested. The member did not bring a copy machine or take photos. The board is trying to clean up and get things right, and there are a lot of years in the past where things were not filed properly.

\* Member asked whether we had filed taxes, and why we had lied in the past.

\* Book keeper: We do not owe taxes, we are a not-for-profit. Everything that comes in goes out. She signed and filed taxes for 2020, 2021, 2022. They were put in the mail 3 weeks ago.

\* The only year we mistakenly stated we had filed was 2020.

\* Member: are 1099's filed properly for paid employees?

\* Yes

\*Member described she is very disturbed about a vicious dog that lives next to her. About 1/2 a dozen times she warned her neighbor that these dogs were coming onto her property. So a few months ago her beautiful black cat was mauled to death with 30 vicious bites. She filed an affidavit with the Humane Society, the owners were charged \$300.00; then her brother filed the same since he was attacked by the same dogs, and the fine should have gone up to \$500.00. However, Columbia County now handles these issues, and she was told she'd have to start the process over again. She lives off Copperhead, and notes that there are lots of dogs running free. It's not safe to ride a bike, she asks whether she needs to carry a gun to feel safe. Are there any rules that can help me? She doesn't feel safe on her own property. There is a problem with dogs running loose all over

\*President noted there is a leash law in Columbia Co., also, now that we have attorneys, 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.

\*Member: Can we purchase our own port-o-let's to reduce costs? 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.

\*Member: if you don't have the money to get things done, postpone the actions.

\*Member asks what the 11 board members and 4 officers duties if our property manager is going to do their work.

**Adjourn:** Member notes he's a Gator fan and moves that the meeting be adjourned, it was seconded, and the President said meeting was adjourned.

\*Member asks whether we're voting for the dues.

Secretary read from TREPO Bylaws, Article 6 to clarify why there is no vote for the fee increase.

**13. Next Annual Meeting: October 12, 2024**