



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

**Date:** November 28, 2023

1. Call to Order by G. Hunter
2. Invocation by W. Sellers
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		

Chairman noted there are 9 members present and asked Judy Brim to step up as an alternate.

5. *Motion to approve all those absent by: T.Tramel, 2nd, T.Mathews, motion passes*

6. *Approve Agenda : Motion by: V.Ackerson, 2nd, T.Tramel, motion passes.*

7. *Approve October 10th Minutes : Motion by: T.Mathews, 2nd, J.Brim, motion passes.*

**8. Secretary's report, H. Gilchrist:** October 10th and 14th meeting notes were circulated; we only need to approve the monthly (10th). Good news I finally figured out how to get the meeting notes to get posted into [trepo.net](https://www.trepo.net) so hopefully they will all be on the web.

*Approve Secretary's Minutes for October 10th: Motion by: T. Mathews, 2nd, J.Brim, motion passes.*

### **9. Treasurer's Report, Vicky Imm:**

*Please refer to treasurer's report on TREPO's Seacoast Bank Account & P&L chart. for October 2023.*

Please Note: Our fish fry is a fund raiser, but our BBQ is never a fund raiser, we actually lose money every year on that.

There were also expenses due to tree services required post the storm at Brennan park and lime rock required for Brennan. The lime rock for midpoint was a November expense.

*Approve Treasurer's Report: Motion by: J.Baker, 2nd: W.Sellers, motion passes.*

*Chairman noted that President Terri Hester held a couple meetings to listen to members who were speaking up against the proposed budget. He asked President to proceed with her letter/report:*

**10. President's Report, Terri Hester:** Dear TREPO, Board of Directors: I would like to let everyone know that I love my community and my prayer is that everyone can come together to make this community what I know it can be. Since the 2023 members meeting, I have held two Townhalls. The members have really voiced the opinion of NO property management company which I also agree with. I have a list of other items the members voiced, but this meeting is focused on the budget. I will pass along the other information later. I do agree with Skip and his proposed Administrative Secretary idea. We do need one and hopefully we would be able to put one in place next year. The reason I agree with this is because at certain times members can go to the clubhouse and see documents, the assistant would make sure all paperwork was done, filed, submitted and posted as it should be, this would also help as new board members are elected so they don't have to worry about things not getting done. Someone is in place that knows how things are done. The members, probably 60%, don't want the dues to go up or a management company. 30% agree the dues need to go up and 10% agree with the dues going up to \$300 a year. I myself agree with the dues going up a small amount. I wish they didn't need to go up at all, but as a member that sees everything that goes out into the running of the parks. I do see the need for having it go up. I have had numerous upset members calling me about TREPO placing liens on their property. When I asked where they heard this, I was told Ruben told them about it. Once, and for all, this is not true! As president, I check the mail daily. I answer the TREPO phone calls, and I sign all legal documents for the corporation. I am the liaison between the members and the board. All you have to do is call me and I assure you the board will hear it. If you hear rumor, please call me so I can tell you the truth. Thank you, your president, Terri Hester.

She then read the paper submitted by Skip for the proposed Administrative Secretary Position:

1. Hire an administrative secretary as a part-time position
2. Hours 8:30 to 12:30 Monday through Friday.
3. Job description – responsible for handling administrative duties as required by board.
4. a. Having office hours for members to be able to contact in person or phone at TREPO office
5. b. Preparing written communication between board and members parentheses monthly meeting, agenda, monthly, financial report, etc.)
6. c. Assist membership committee in record-keeping and Key disbursement.
7. d. Daily mail pick up from post office.
8. e. A monthly board meeting and obtain board secretary meeting minutes and file in office for members to read within one week of meeting.
9. f. any other duties as required by the board.
10. Job to be advertised and filled by January 1 of 2024.
11. Celery range \$15. 00 \$2.20. 00 per hour based on a 20 hour week (annual budget \$15,000 to \$20,000 to volunteer Wi-Fi + required taxes)

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

**12. Maintenance Committee Report:**

**Membership update: V. Ackerson**

Columbia County: 724

Suwanee County: 272

Total: 996

Christmas Extravaganza will be Dec.9 3-5. Bring Children, grand-children sign up name , age, and things they like to play with. The money for events come from the Estoppel Fees, NOT, member dues. Time frame is 3-5 for parade, D.J.Chris throughout, Mr. & Mrs. Claus will be there; hayride, awards for top 3 decorated and after parade tree lighting, hot cocoa, and everyone seems to have a good time. It's all free to members.

### 13. Communications Committee:

Note: Charlee Thompson is recuperating from a minor motorcycle accident.

### 14. New Business:

\*Rick Palm moves that the Columbia county commissioners and roads department be petition to pave the existing dirt road from the northern terminals of SW. Riverside Ave. south to its intersection with SW. Nebraska Terrace with speed, humps and/or tables to promote safety.

#### RATIONALE:

My wife and I reside directly across the road from Hodor Park and it's parking lot. We have a unique, clear, unobstructed view of the traffic and parking activity. In the summer season, the parking lot is full with members and their guests. From our front porch, we have observed firsthand the very familiar scene: a car with a child or children, pulls up into a parking space; a parent or parents get out of their vehicle and begin to focus on removing their Watersports items from car tops. A toddler is momentarily unobserved and walks around the car next to the road. It is only a matter of time before the worst case scenario is manifested... the death or serious injury of an innocent child.

Parking lot accidents are common in Florida. And although they don't typically take place at high speeds, they can result in property damage, injury, an even death, particularly if pedestrians are involved. In addition, parking lot accidents often result in insurance rate increases. Therefore, parking lot accidents should be taken seriously, as they can have a number of serious consequences.

Speed, humps, and speed tables are both tools in the toolbox as part of traffic calming. They differ from a speed 'bump' in that they are longer and flatter and allow traffic to continue at a reasonable speed without too much jarring or discomfort.

T. Trammel seconds the motion for the purpose of discussion. He notes that he normally would not be for paving SW. Riverside Ave., however, he does back this motion because he feels that the situation has gotten bad enough to where it could lead to someone getting killed.

\*T. Trammel asks and states that NO TREPO dues would be used to pave the section in the motion.

\*Chairman noted that the county has a five-year plan for Road improvements and we would need to get in line and is very complicated. They get their funds from FDOT appropriations to different parts of the county. Furthermore, he has inquired about this in the past, and the county has said they will not even consider it until we have a bonified survey of Hodor Park, and that cost would most likely be on us. It's a long process, you can remember Rum Island Park and how long that took.

\*T. Matthews mentions that we've got to start somewhere. He suggest a small committee be assembled to address the requirements and notes that this is an election year.

\*Chairman notes that the Commissioner for this district doesn't run for 2 years.

\*J. Baker notes, that there are probably quite a few complaint calls to Columbia County that would back the evident danger. The County Road Dept. had to put up the No Parking on the east side of Riverside Ave. due to safety.

\*Chairman notes that the other issue is the 100' road right away for the main line, which is not centered so quite a bit of property to the east is within that right away, and would likely be impacted because of things like altering the road alignment, environmental/drainage and stormwater due to blacktop. This will all encroach on all the property owners within that stretch including Rick's property. to which responded that he's fine with that, and thinks others will also.

\*Chairman notes we have a motion on the table which he suggests may need to be simplified, but **R. Palm stuck with his motion as first stated. A vote was taken and passed unanimously.**

\*T. Mathews also had new business. He is in need of more funding for signage... Approval for (6), No Trespassing signs as requested by B.Brim for most the parks. Also mentioned addresses need to be added to signs on the water-side of each of the parks for emergencies.

**\*Chairman notes that he feels we can amend the maintenance budget and move \$500.#**

\*Chairman noted one other new business issue...he received a message today a text message today from property owners around Camping Park, and it says they understand the parks are open one hour before sunset one hour after sunrise only to registered guests.

### **15. Old Business: Discuss and finalize 2024 budget.**

\* V.Ackerson went over the proposed budget which she and committee reduced from \$290,040.00 by \$115,000.00 thus bringing the proposed total budget to \$175,000.00 and include huge cuts to proposed park improvements, cuts Porta-Potties in half, and many other cuts which all point to very few if any capital improvements proposed for 2024.

\* It was noted that the new proposed budget is lower than what we spent in 2023.

\* It was noted that if people want to volunteer to do things for no pay or credit, they will need to go through training.

\*T.Mathews asked whether our insurance covers uninsured people.

\*Chairman noted that it does cause problems but they are covered.

\* The \$175,000 still has us at a deficit of \$25,000.00. When divided by 1,000 members in good standing, the membership fees are proposed at \$175.00.

\*Suggestion to go paper-less was discussed and will require changes to the Bi-laws. This will be discussed in the future.

\*T. Mathews asked whether capital improvements have been gutted to \$24,000, which means very little can be done?

\*A discussion took place on how Vandalism costs needs to be tracked.

\*Another discussion on levying fees to harm done, etc.

\*Chairman notes, we have a budget that's being proposed to the board, and he would like to hear from everyone their comments keep a very civil and brief.

### **16. Open Property Owner's Comments:**

\*Miscellaneous expenses need to be better tracked and updated on line. Profit and Loss statements need to be kept on line. then.

\*Bank statements can be made available for every month for you to review if you file a public records request.

\*Financials are up to date as of date Vicky took over.

\*Minutes haven't been posted as of May, and there are discrepancies, so minutes will no longer contain info on the P & L's.

\*Claim that records have been denied; questioned where are 1099 and W-2's.

\*Chairman...we've satisfied all your requests. All information have been sent to our attorney to send to your attorney.

\*Treasurer: Resents the accusation...4-5 of board members came in on the week-ends and Wednesday's to come up here and sit, while you came in and photograph documents with cell phone. So for you to say we haven't worked with you is a lie.

\*Is this a POA or an HOA?

\*It is an HOA and it was not changed from a POA.

\*We do business as Three Rivers Estates Property Owners.

\*What was the document that the board tried to get us to sign last year in order to get a key las year?

\*President responded that it was a statement that you were aware of the covenants and restrictions, and you were willing to abide by the laws and rules.

\*Didn't it require that our property would be bound to the board.

\*We're not going to tell people what color to paint their house, etc. How you landscape, etc.

\*You can change and amend the Bi-Laws. Covenants have to be changed by a vote of the entire membership.

**\*Hiring a management company is no longer in the budget.**

\*Does everyone get paid 1099 because a re-imbusement for mileage is not required.

\*Elections should be conducted by others-not board or officers.

\*Request to put budget on the web site.

\*Spot on with the budget and cuts were made fairly across the board. Complimented the board for doing what was asked to reduce budget, and for folks being heard.

\* We can use volunteers/may require volunteer coordinator.

\* Open your mind to the members opinions; we need to be heard.

\* Request to have attorney come to a meeting to tell us what we are and why.

\* It would be nice if everyone paid dues; they want to complain but they don't want to pay.

\* Asked about how the board came up with the budget amount for a Management Co.

**\* Hiring a management company is no longer in the budget.**

**\* We are a not-for-profit 501**

\* Covenants are not being followed. They have a VRBO (purchased by a Realtor). There are 10-12 vehicles every time someone stays there. Lots of cars, tearing up the road, and Realtors making money. Then another realtor bought an old trailer was moved next door. We're dissatisfied and are not getting anything for our money.

\* If we had a code violation, complaint, then email the board the address, and the board will submit that complaint and then code violations can follow up.

\* She complains that she does not want to make the complaint.

\* She would not be, the Board will make the complaint if we have the address and a description of the violation.

\*Slashed budget no management co., no additional secretary.

\*What do keys cost?

\*\$5.00

\*We will make cuts in the budget if we need to based on income.

***R. palm moved to approve the budget as amended (reduced budget by \$115,000) and discussed and raise fees to \$175.00. Seconded by T.Tramel, passed unanimously.***

**17. Next meeting:** Tuesday, December 12, 2023, 7:00 p.m. at the Clubhouse.

**Adjourn:**