



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

Date: January 16th, 2024

1. Call to Order by G. Hunter noted we had to postpone meeting last Tuesday.
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	Vicki 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		

5. *Motion to approve all those absent by: C.Thompson; 2nd, J. Baker, motion passes*
6. *Approve January Agenda : Motion by: C.Thompson; 2nd, W.Sellers, motion passes.*
7. *Approve November 28th Meeting Minutes : Motion by: R.Palm; 2nd, S.Keen, motion passes.*

8. Secretary's report, H. Gilchrist: Noted the meetings will be posted tonight

9. Treasurer's Report, Vicky Imm: Vicky passed out and discussed Nov. And Dec. summaries. And noted that *we were running very short due to not meeting in Dec. Please refer to treasurer's reports not included herein to avoid duplicity and mistakes. Approve November & December Treasurer's Report : Motion by: s. keen, 2nd, R Palm, motion passes.*

10. President's Report, Terri Hester:

- *She's been getting many phone calls about people's property that are in disarray.
- *The County does not have staff needed to surveillance properties. They are complaint driven. Members need to file a complaint along with an accurate address of the property that is in disarray to the TREPO Board. The Board will wait to get a few of these complaints and then they will file a complaint on behalf of the member, signed by the Chairman and the President, so the member's name is protected. The County will then submit these complaints to Code Enforcement for follow up.
- *President does not see the on-line petitions shes heard about. People can pick up a phone and call her.
- *Sweetheart Banquet in February, close to Valentines Day, but we don't want people to not come if they don't have a partner. Tentatively the 17th. It will be announced on the web site.
- *Key day is this Saturday 10-2. Dues are \$175.00.

*Christmas activities turned out really well this year. They're getting better every year, people are enjoying these special activities. People are going all out. Someone commented that it looked like New York. Many volunteers

*She does wish Bill was able to ask people to show their key and give him their name!

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

Bill needs to document as much as you can, take photos, take names, so if there's an emergency they can be found, etc.

Dog issues were discussed in detail once again. If we are passive about dogs in the park, Insurance company will stop carrying us.

12. Maintenance Committee Report, Tommy Mathews

Tommy noted his committee is broke (has no money for projects due to budget cuts).

13. Membership update: V. Ackerson

	12/2023	1/2024
Columbia County:	727.	354
Suwanee County:	<u>275.</u>	<u>117</u>
Total:	1002	471

2023: we ended with 825 members.

2024: in January we already have 471

2 member requested reduced fees due to hardship both last year and this year. We still collect \$100.00 from those hardship members, and \$75.00 will need to be offset.

Communications Committee Report:

*Key day is this Saturday 10-2. Dues are \$175.00. Any keys not picked up will start getting keys mailed out.

*Keys get changed Saturday, so only new keys will work at the gates. Key process was explained by Vonda.

*Removal of at least 3 Porta Potty's (PP) due to budget cuts.

*B. Brim brought up a member recommendation for the potential purchase of porta potties. Towards the end the idea was abandoned due to vandalizing, removal during flood events, etc, C. Thompson read off costs, and they need to be further considered, but puts a lot of responsibility on board! Brennan, Fishing, Camping and Bridge Parks are the 4 where removal of PP is being evaluated.

Pulling them in winter months was also discussed, but Peloni's would likely charge a lot for pulling and replacing them.

14. New Business:

Chairman called for the election of officers. R. Palm nominated Glenn Hunter for Chairman and Tom Tramel for Vice Chairman, seconded by T. Mathews (as well as all others); motion passed unanimously with commendation and gratitude from all members.

15. Old Business:

*R.Palm brought up checking on the status of a couple of board directives...

1. Purchasing an AED for Hodor Park. Discussion included fact there's no TREPO budget for the \$1,609.00, since budget was greatly reduced. Fund-raisers or other ways of raising funds was encouraged.

2. Paving of Riverside Ave. chairman noted this has not yet been addressed.

*V. Imm noted that the CPR classes are being conducted and many people are signing up.

16. Open meeting Property Owner's Comments:

*A member claimed that FL Statutes states you cannot do an assessment at a board meeting you have to hold a special member's meeting and allow members to vote. He also claimed that a new bill-law this year addresses members rights.

*J. Nano...claims meeting minutes, financial reports, agenda, meeting dates, must be posted on the official web site. It was noted they are, later it was also noted that meeting minutes cannot be posted until they are approved at the following meeting.

*Cheri Smith stated she owns a registered service dog and shows the dog's badge for that. She noted a person can be asked to leave if the dog acts aggressively, if they refuse to leave, then you ask the sheriff to assist, but papers cannot be requested.

* J. Crane: Issue regarding non-receipt of his invoice. V. Ackerson: Invoices were sent out to all the addresses that Suwannee County Property Appraisers use for taxing within Three River Estates, and the same thing with Columbia County, so if you receive tax assessment you should be getting our correspondence.

*J.Crane Issue regarding communication issues. He's never seen committee meetings posted so anyone could attend those. It was noted that we don't have any special meetings any more.

*A long discussion took place regarding posting of meeting dates, and it was shown that TREPO web site had all the information posted. We announced the January meeting was going to be postponed due to weather, the day before the meeting (the same day Columbia County announced closures due to weather). We provided the date it would be held at least one week prior to the meeting on the 16th.

* C. Smith noted that she'd found everything posted, however, she brings up issue of those who don't use the internet. V. Ackerson noted we state that you should share with your friends and neighbors.

*A new member (Diana Suarez?), asked we identify who the Chair and Vice Chair that were just elected for 2024 were. Members and officers introduced themselves by name.

17. Next meeting: Feb. 13, 2024

Adjourn: 8:04