



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

Date: February 13, 2024

1. Call to Order by G. Hunter asked Judy Brim to step up from alternate to member for this meeting.
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: J. Baker ; 2nd, W. Sellers, motion passes*
6. *Approve February Agenda : Motion by: V..Ackerson; 2nd, T.Tramel, motion passes.*
7. *Approve January. Meeting Minutes: received typos from V. Imm, meeting minutes shall be posted. Motion by: W.Sellers; 2nd, T.Tramel, motion passes.*

8. Secretary's report, H. Gilchrist: nothing to report.

9. Treasurer's Report, Vicky Imm: *Please refer to treasurer's reports not included herein to avoid duplicity and conflicts.*

Liability insurance \$2537 Port-a-potty expenses in January were \$1,000. in February, only \$627 since we reduced their number due to budget cuts; so we have a savings of \$373 per month. Approve January Treasurer's Report : Motion by: S.Keen, 2nd, C.Thompson, motion passes.

10. President's Report, Terri Hester:

Not able to do the previously planned spring dance for February because we have so much going on with membership so we'll try to do an event in April when it's warmer. Keys...members waiting for their keys need to understand that it's taking longer to get them out (2-3 weeks) because we can no longer put them through a machine. Stamps are non-machinable stamps. People can also pick up their keys directly from Terri Hester. All they have to do is call her to arrange pick up.

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.

*Chairman reports that the tree that came down at Point Park has been there and enjoyed a long time but boats speed in and speed up erosion which undermined the tree.

*J. Baker suggests contacting FDEP to see if they can assist.

*Port-a-potty's have been removed from Bridge Park, Fishing Park and Brannon Park. Pictures will be taken of those who are soiling the parks. We had to make cuts due to requested budget reductions.

*There are no vehicles allowed in Brannon Park and Fishing Park, but somehow Golf Carts are getting in.

12. Maintenance Committee Report, Tommy Mathews nothing to report.

13. Membership update: V. Ackerson

	2024	2023
Columbia County:	581	516
Suwanee County:	<u>202</u>	<u>178</u>
Total:	783	694

*We're about 100 over our numbers last year. She noted that our President works very hard, and people need to be nice and respectful to her. Many are, but some are really quite mean.

*Chairman recommended that if a member starts being nasty, she refer them to him.

*Fish Fry will occur 1st Saturday in April, April 6th. They will be trying to get an estimate on the cost of the fish, so that a cost for the fish-fry will be determined.

*V. Ackerson noted that we are constantly accused of paying our members, and that is not true. Whenever Terri or Vonda or others are getting paid is a reimbursement that needs to be filed, because TREPO does not have a credit card.

*Gategreeters are looking for volunteers, 9-6 on Saturday and 10-5 on Sundays. At a former budget meeting, we were asked to reduce paid gate greeters and we were told people would volunteer for that task.

*Spring Newsletter: R.Palm said he would work on it, and C.Rieker will back him up.

14. New Business:

*V. Imm reports she received a request for copies of invoices and receipts for a list of 130 checks from Mr. McCarty. This request came from Jesse Crane's attorney, Mr. Braswell. She received this request last Thursday. It took her over a 3 day period, 10 1/2 hours to complete. The packet of copies was delivered to Mr. McCarty, in Gainesville, the following Tuesday. She wants members to know that we take this request very seriously and we have always provided what the attorney has requested. However, these back up receipts and invoices were the same files that Jesse had previously pulled and made copies of the TREPO bank statements. The request from attorney Braswell was very unprofessional, every member's name listed on the request was misspelled.

*Chairman noted that these requests are very costly to TREPO.

*J.Baker and how much is it costing TREPO?

*The Chairman stated it could cost \$1,500-\$2,000; our attorney charges \$300 an hour. We need to document and record these expenses so members are aware of what other members are costing us.

*V.Imm asks whether there is a procedure in place so we are not required to pull the same records and copy them over and over. She & other board members have met with Jesse on 3 different occasions. They spent all day each time while he and Joan Nano pulled checks and made copies. He could have copied the receipts while he was copying the bank statements.

*S.Watson asks if can we put all that information on the TREPO web site, and says we really should be paying V. Imm and others for their time spent on these issues.

*Chairman will consult with the attorney to see if there are some procedures which keep our association from having to do the same thing over and over.

*V.Imm described she has issues with Seacoast Bank. She is still working on a deposit discrepancy from a deposit for TREPO in January. Fortunately, all but \$25 has been resolved. One check was not deposited by the bank and missing from 1/9 to 1/29.

**V.Imm also reports that if we're not going to do a build out of the club house, we should move our \$50,000. into a higher interest paying account. Merrill Lynch pays 4% and Seacoast offers a 90 day CD's that earn 5.15% per month as long as you have 11 transactions a month, which we meet that requirement. This issue was discussed, and she was given verbal permission to proceed with the Seacoast 90 Day CD.*

15. Old Business:

**R.Palm reported that as per Board vote and approval, he visited the CC Public Works Dept. and filed TREPO's request for paving of Riverside yesterday, and they will contact us if they have questions.*

H. Gilchrist asks for follow up from the President on her report that property owners, Realtors, and Columbia County Code Enforcement has complained regarding so many properties being in disarray. T. Hester responded that she has an email (one complaint and is waiting to receive a few more before they are turned over to CC). CC Code Enforcement is complaint driven, and property owners have to make the complaint to the board. Many members are scared to complain because their name would be associated with the complaint, but that is not the case, since complaints will be filed signed by the Chairman and/or the President.

16. Open meeting Property Owner's Comments:

*Tim Dockery suggests we recycle keys, this was discussed briefly and abandoned.

*Joan Nano asks if we're still having trouble with gates being left open by big groups using the pavilions, etc., when did we stop doing reservations for the pavilions, so people violating rules could be held liable. It was explained that we still have reservations through the TREPO website, but a lot of people just use the pavilions without making reservations. Any group of 12 or more is supposed to get permission, so they should be reserving.

*Jesse Crane: Have we tried sending letters to members who's properties are in disarray. Chairman requests we post it on the web site. And telling them they need to read Covenants and Restrictions.

*Jesse Crane complains that we are talking about him & that is borderline slander. He said until you all receive a court document saying there is a lawsuit filed by me, you need to stop saying that and lying to everybody. Someone sitting near Jesse said something about frivolous lawsuits, and Jesse said, claiming I'm filing frivolous lawsuits is even worse and that is decided by a judge.

*Chairman noted we're talking about actions that we are having to respond to. Anyone can file a complaint or public records request. And if you're filing a law suit, that's fine, you deal with it through your attorney, and we'll respond through ours.

17. Next meeting: March 12, 2024

Adjourn: Motion to adjourn, W.Sellers; 2nd by C.Thompson. 7:55 p.m.