



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

Date: March 12, 2024

1. Call to Order by Invocation
2. 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 Sellers, 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, C.Thompson, motion passes*
Chairman noted Rick Palm and Cathy Rieker have resigned. He asked Judy Brim to step up from alternate to member and welcomed her as a board member. This still leaves a seat open.

6. *Approve March Agenda: Motion by: S.Keen; 2nd, C. Thompson, motion passes.*

7. *Approve February Meeting Minutes: Motion by: C. Thompson; 2nd, W.Sellers, motion passes.*

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

9. Treasurer's report, Vicki Imm: *Please refer to treasurer's reports not included herein to Approve Financial Report Treasurer's Report : Motion by: C.Thompson 2nd, T.Tramel, motion passes.*

Motion to give Treasurer permission to move \$136,000 from our Membership checking account into the Working Fund. Motion by T. Tramel, 2nd by J.Baker.

10. President's Report, Terri Hester:

Easter Egg Hunt, March 30th 10-12

Fish Fry April 6 start serving @ 12:00. C. Rieker will get Busy Bees to serve, we need people to bring desserts. Fees will stay at \$4.00 for children, and \$9.00 for adults.

Keys; taking up to 2 months, even though they have non- machinable stamps, they're still going through Jax.

She's also getting people coming to her home, etc. (4 people), especially upsetting was one who came with a really old key, and requested her money back since she'd not received her keys. President requests we consider people having to pick up their keys. We pay for Membership, not for the keys; the keys are a benefit of membership.

An "R" is added to the key for re-prints to that key number, so gatekeepers can be alerted to that, and those keys will be confiscated.

Chairman asks what to do about the request for a refund. The consensus opinion of the board is we do not provide a refund to the person who requested it.

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

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

13. Membership update: Vonda Ackerson

2024

Columbia County: 626

Suwanee County: 220

Total: 846

14. New Business: Fish Fry April 6 start serving @ 12:00. C. Rieker will get Busy Bees to serve, we need people to bring desserts. Fees \$4.00 for children 10 and under, and \$9.00 for adults. Tent gets set up at 5 o'clock the day before. Cook will include Sammy, Tommy Matthews, Mike, Glenn, James.

15. Old Business:

*J.Baker brings up he knows that there are concerns for safety, several board members have resigned. He suggests hiring a deputy for 6 to 8 months.

Chairman notes it's up to the board, but it's a big expense at \$125 with a two hour minimum.

*Our issues have only been with one person. Patrols had to come out of Columbia City. Potentially we could put them on notice so that the Deputy who's in this area on meeting dates could drive by at 7:00 p.m. He asked Bill Brim to coordinate with Sheriff's office.

*Some of our members are being threatened, grasped, bad behavior has to be paid for by all the members. We are not levying fines as we have the right to. Rules are being broken that have been on the books for over 50 years, and the HOA should levy fines for rule breakers. Our attorneys are now going to be working with the courts, since one was present at the disturbance in February's special meeting (see 20240227).

*President notes that the person who caused the problem isn't even a member in good standing.

*There's no well or septic on Hank Lowry's property, but no one has filed a complaint, even though it's a violation of Columbia County rules.

*Suggestion that since he's not a member in good standing, maybe he should not be allowed into our meetings.

***T.Tramel moves that we petition Courts to permanently exclude Hank Lowry from all our properties, all meeting and Parks. He's threatened people, he's assaulted people; he's not a member in good standing (not paid his dues).**

2nd by T. Mathews. Motion passes. President will contact attorneys with that request.

*Chairman then notes that we have received a law suit...Jesse Crane vs. Three Rivers Estates Property Owner's Association. Our current policy with Auto Owners have responded and they are working with our Attorneys.

16. Open meeting Property Owner's Comments:

*Joan Nano asks which parks dogs are allowed in? Answer: Camping Park and Fishing Park. Dogs are to be on a leash, you must clean up after your pet. All this information is in TREPO.net under Rules for Parks.

*Jesse Crane suggests since we can't seem to get much cooperation from our Sheriff, we back a different Sheriff; Chairman responds the board is not going to take a political stance.

*Tim Dockery complains about mail service; his goes through Atlanta and then back.

*Jessee Crane clarifies that at the meeting of the 27th, someone claimed that he was filing suit against members individually, and that is not the case, it is as stated today, a Law Suit against the entire Association which includes all members.

* Chairman notes that anything regarding this lawsuit is being handled by attorneys.

17. Next meeting: April 9, 2024

Adjourn: Motion to adjourn, J.Baker; 2nd by C.Thompson. 7:51 p.m.