



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

Date: September 10, 2024

1& 2. Call to Order & Invocation Glenn/Wayne

3. Pledge of Allegiance

4. Roll Call:

<u>Board Members:</u>	<u>Officers:</u>	<u>Alternates:</u>
Glenn Hunter, Chairman	Terri Hester, President	
-Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
Sammy Keen		
Tommy Matthews	<u>Park Manager</u>	
Wayne Sellers	Bill Brim	
Gloria Spivey		
Charlee Thompson		

5. *Motion to approve all those absent: Charlee/Sammy, motion passes.*

6. *Approve September Agenda; Wayne/James, motion passes.*

7. *Approve August Minutes; Vonda/Charlee, motion passes.*

8. Secretary's Report, Hilda Gilchrist: We had a budget planning session on the 5th.

9. Treasurer's Report, Vicky Seller's:

*When she received bill from Pelloni's, she noticed a 30% increase since their bill in July, so she called them and they said they'd had a rate increase. So she called others for comparisons:

Pelloni's:	\$ 90.00 per unit per month Plus Tax
Porta Potty Rentals of Bayonnette:	\$198.00 Plus tax
Fort white Porta Potty out of High Springs	\$180.00 Plus tax

so she called Pelloni's to negotiate and they decided to give us \$110.00 credit for the month, since they had us set up to do an extra servicing on the 4 PP's which would have been an extra \$240/ month, so Charlie agreed to give us \$111.00 credit so instead of the bill being \$796.00, it went down to \$568. She also requested that the Porta potties only be serviced once a week, especially now that the summer is over in the water is coming up. They said in the summer months if we decide to go back to two services a week, we would have to let them know.

*Then she called Kinetic/Windstream about our bill, which is over \$400 a month for the Internet and all the equipment that is at Hodor. She complained and they agreed to give us \$30 off a month for one year, which will amount to \$360. Then on the other Kinetic bill for \$152. for the boat ramp on the Columbia side they agreed to give us \$20 a year reduction for a year which will amount to \$240. Then he found there is a charge for a router on the boat ramp and he's removing that completely... not removing the router, just the \$11 a month.

Summary: between Pelloni's and Kinetic, we will be saving \$2,000 in 2025.

*** Reminder, 3 bids are required for all work that is not emergency need..**

*Our CD mature this Saturday, consensus to leaving it in place along with the profits.

*Motion to approve August Financial report: Gloria/Sammy, motion passes

10. President's Report, Terri Hester: Food set up for the members meeting October 12

*Election from 10 till 1.

*Start serving food at 12

*Meeting starts at 1

*3 people needed to help put up tents on the 11th at 5:00.

*A request by a member to have background checks made for candidates running for the board. Not this election but future ones. Chairman will discuss with the attorney.

11. Park Managers Report, Bill Brim:

*All parks are open. Please refer to Park Manager's separate report

12. Maintenance Committee: T. Mathews Finally got three bids for electrical work:

1. Hodor's pavilion needs electrical work.

2. S. Building needs electrical service so it can be used for storage.

3. Suwanee side a weatherhead is broken and has to be fixed.

*Three electrical companies quotes were open and recorded,

Holly Electric \$5,536.60

High Springs Electric total: \$5,945.00

Mathew's Electric: \$6,788.71

Proposals are not broken out in the same same way, but **S. Keen and T. Matthews's analyzed them in detail and made a recommendation to go with Holly Electric, with a contingency allowing up to \$8,000.00. Any change orders will need to be approved by the board.**

Motion to approve Sammy, 2nd by Tommy, motion passes.

13. Communications Committee: Vonda Ackerson:

September Membership: Columbia County: 702

Suwanee County: + 255

957

* Have decided to continue with the Fall Festival (4th year) Sat., October 19th so community can sell their wares. Always refer to TREPO.net for more details.

* Begins at 10:00

* Chili cook off for lunch

* Halloween party for the kids, with contest for the adults and the children.

14. New Business: Vicky Sellers

*Annual Budget for 2025 increases were summarized. Proposed 2025 Budget will be posted on line. Dues will be held at \$175 for 2025.

Motion to approve Budget and Fees be held at \$175.00 by Vonda, 2nd Charlee, motion passes.

15. Old Business: Absentee ballots need to be back by October 7th. For more information go to TREPO.net. There will only be two names on the ballot for President.

16. Open meeting Property Owner's: several discussions took place.

Next board meeting: October 8, 2024 at 7:00.

Adjourn: 8:18