



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

Date: July 8 2025

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call: BOARD MEMBERS:

Vonda Ackerson

Bonnie Blackwell

James Baker

Terri Boyette

Judy Brim

Glenn Hunter, Chairman

Tommy Matthews

Tom Tramel, Vice Chairman

Wayne Sellers

Lorri Lily (alt./ stepped in for Chris Harris)

Charlee Thompson

OFFICERS

Alternates

Park

Manager

Terri Hester, President

Mike Connolly

Bill Brim

Mickey Olson, Vice President

Kim Koykar

Vicki Sellers, Treasurer

Dusty Trail

Hilda Gilchrist, Secretary

5. *Motion to excuse all absent V. Akerson, 2nd by J. Baker, motion passes*

6. *Approve July Agenda : Motion by: C. Thompson, 2nd by T. Tramel motion passes.*

7. *Approve May Minutes : Motion by: C. Thompson 2nd T. Matthews motion passes.*

8. **Secretary's report, Hilda Gilchrist:** Nothing to report.

9. **Treasurer's Report, Vicki Seller:** Two months to report on...

Out of the ordinary expenses in for May include:

\$ 3,868 legal fees, \$284 related to the Jesse Crane law suit.

2,933 Columbia County maintenance, majority of it (\$2,500) for cemetery clean up.

595 Suwannee County work at Brennan Park.

11,000 capital improvements to TREPO Clubhouse, including wall, framing, window replacement, the air conditioners and electrician's work.

May and June 2025 bank account information was . *Please refer to treasurer's reports on web.*

Motion to approve by J. Baker; 2nd T. Matthews motion passes.

10. President's Report, Terri Hester:

*Terri provided the chairman with a list received from a member who is concerned about maintenance issues. The chairman will get with Bill and Tommy Matthews to determine action including things that we can take care of this year and things that need to be added to the budget for next.

Best email address for TREPO is: **membership@trepo.net**

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

Vandalism, glass, dogs, loud music, vulgar language and smoking of pot,, continue to be problems!

*J. Baker asked whether police reports, camara footage, and photos have been filed/submitted so that we can prosecute the people there are violating the rules. Bill responded he has at least two reports.

Chairman asked whether video cameras are working and whether he can get footage from them and he responded that yes he can at Boat ramp and Hodor and sometimes at Midpoint. C. Thompson noted that Windstream internet goes down frequently at the Boat Ramp on Suwannee County.

* J. Baker then noted that it is a violation of state law. If medical marijuana or other marijuana is being smoked in public (especially in front of children) and it needs to be reported so individuals can be prosecuted.

12. Maintenance Committee Report, Tommy Matthews

Nothing to report.

13. Communication Re: Vonda Ackerson: Membership update:

Columbia County: 682

Suwannee County: 248

Total: 930

Computer Update, Charlee Thompson

*B. Blackwell asked C. ...TREPO owns security cameras, camera software, computer, scanner, as well as the laptops that are used to process memberships and money exchanges on key day. Charlee owns two IT companies, and that there is a person who has access and is able to take over TREPO.net website if needed.

14. New Business:

* Chairman requested a meeting be set up between Vonda and Carol soon to start discussing TREPO budget for 2026. An announcement will be made so members can attend.

* Treasurer noted that at this time of the year, usually in the fall, we need to transfer funds from membership into the general fund, when she requests, we move \$116,000 over so that we don't have to do it again this year. Motion by Vonda, 2nd by Charlee, motion passes.

15. Old Business:

A discussion took place regarding developing an operational plan for the use of the Clubhouse by members in good standing, since it is intended that the building can be used for receptions, special events, and other reasonable use of the building. A discussion took place with the Chairman listing the following that needs to be addressed prior to opening up the clubhouse for people to use/rent.

*B. Blackwell made a motion that volunteer "Park stewards" be assigned to each park to communicate with the president before each monthly meeting on what their park needs are. She proceeded to detail her motion and a brief discussion entailed, however the motion did not get a second and thus, it failed.

16. Open Property Owner's Comments:

LeAnn Custer

Jarred Buttram

Mary Terry

John DelMonte

Sherri

Jesse Crane

17. Next meeting: August 12, 2025

Adjourn: 8:25