



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

Date: September 9, 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, T. Tramel, 2nd by W. Sellers

V. Ackerson M. Connolly be excused from August meeting; 2nd T. Tramel.

6. Approve September Agenda: Motion by J. Baker, 2nd by T. Tramel motion passes.

7. Approve August Minutes : Motion by , 2nd by motion passes.

*. B. Blackwell requested changes.

New Business: she'd requested information on the septic system at Hodor.

Old Business: she asked C. Thompson whether camara had caught any vandalism or theft and he said no. All her motions need to be noted.

*. V. Ackerson requested to overturn and excuse D. Trail in July. Glenn entertained a motion to table the meeting notes Motion by L. Lilly, 2nd V. Ackerson, motion passes.

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

9. Treasurer's Report, Vicki Seller read the financial report and the P&L by Carol.

B. Blackwell: wanted to know how to come up with what we'd spent on all the parks.

Motion to approve Treasurers report and P&L by J.Baker; 2nd by T. Tramel; B. Blackwell opposed. motion passes.

Requested to bring up Dusty Trail and Mike Connolly since we have two openings.

Board we need a. Proposal is added \$20,000 for fencing and gate replacement. Also we need a Management Co. and budgeted \$70,0000 for now. From \$162,850., to \$252,850. Round off to \$250,000 That would be approved at the October after the Members Meeting.

10. President's Report, Terri Hester:

We had 933 visitors at Hodor on Labor Day this past weekend actually we expected more. We had one incident where a guy came in with a gun strapped to his chest. The gate greeters took care of that situation.

Members meeting October 11th, the second Saturday as per the bi-laws. Food will be served starting at 12. The meeting will start at 1:00; Prices will be \$9.00 for adults \$4.00 for children. Bill usually helps either tables, and we will put up a tent.

* B. Blackwell discussed not accepting cash for membership fees. When we take cash, the member and Terri sign receipts.

* Vicki explained process for monies that get deposited.

* W. Sellers noted that all we need to make sure of is that that person gets a receipt that they paid.

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

AED was inspected. Suwannee County is bringing a lot of glass into their parks. Gate lock at Point Park was destroyed and replaced.

12. Maintenance Committee Report, Glenn for Tommy Matthews

There has been a lot of work done in many of our parks, and this is the best they have looked in many years. Also, we are working on septic system and we met with the person who installed the system 10 years ago that was never hooked up. The grinder pump will be connected to it, the old tanks will be removed, and we are very lucky that it looks like Columbia County will be satisfied. Cemetery looks great and will continue to be maintained.

* B. Blackwell addressed a problem that occurred after the last meeting with Mr. Brim, where he called her names and made her feel very upset and nervous.

She made motion that we retire, Bill Brim from the park manager position.

* The chairman noted that this is not a motion that would be appropriate if you want to agenda that item that will be fine.

* B. Blackwell stated that at least an apology would be appropriate and the chairman suggested she work that out with B. Brim.

13. Communication Report: Vonda Ackerson:

Membership update:

Columbia County: 688

Suwannee County: 250

Total: 938

Members meeting is October 11

Fall Festival/Chili cook off is October 25th

Fifth annual Christmas extravaganza will be Saturday, December 6th.

Next month a member will be speaking to us about an SPZ Special Protection Zone for the Ichetucknee spring run.

14. New Business: none

15. Old Business:

* B. Blackwell noted that she's asked C Thompson to update the TREPO.net website and it seems some more he tries to do so the more stuff gets deleted.

* The chairman requested that she submit the suggestions in the items to him and it will be put on next month's agenda.

16. Open Property Owner's Comments:

* Leanne wanted clarification that the members meeting is going to occur before the next regularly scheduled meeting where the budget is approved. She was given that confirmation.

She also more information on the duties for this management company, and it was noted that that was yet to be determined.

* Cathy Lovett had a question on fires and fire rings and especially fires in Brennan Park, where there's no water source. People could leave before the fire is completely extinguished and create a real problem. The grill there will need to be replaced. Vicki noted that back in the day when the rules were being revised it was requested that fire be allowed at that park because one of the members was going to donate a fire ring, but that never happened.

* Marilyn Gorman asked B. Brim be fired for throwing a group of people celebrating an anniversary.

* Jarred Buttram reported that the Internet has been out for over three months after see Thompson worked on it. It was suggested that Kinetic be called because they will come out to fix it. He continued with several other questions, including one regarding a response. Our treasure are made towards B. Blackwell.

* Jesse Crane reported that there is a curved piece missing from the rail that could present danger. He offered to install the missing piece if we could figure out how to get it. Bridge Park fencing needs to be approved. The gate will likely be replaced.

- * Payment by check, credit card should be mandatory.
- * Pam Thomas asked about improvements to Midpoint. Yes this will be addressed in 2026.
- * Don't fence off Mr. Jolly and his scooter at Boat Ramp Park (Suwannee side).

17. Next meeting: Oct. 11th, 2025, 7:00 pm

Adjourn: 8:00