

SSVPOA Minutes September 10, 2022

The SSVPOA board meeting on September 10, 2022, was held in the Recreational Center at the Forest United Methodist Church.

The meeting was called to order at 11:01am

The President established a quorum with a board member rollcall.

Board members present

Kristen Barnes/**President**

Tullio Jaksetic/**Vice President**

Michael LaRocco/**Treasure**

Daniel Barnes/**Secretary**

Carol Lane/**Board Member**

Tim Santrock/**Alt Board Member**

There were 27 Owners present and 6 Board members present. A total of 33 attendants.

The previous minutes were approved via email to all the board members.

President's Report

A letter was sent out to all owners giving everyone a heads up the revitalization packet is on its way, and in this packet, owners will just review the documents sent. The vote on revitalization will come after the large packet. The packet was brought in a sealed envelope to show the size of what is coming.

The President announced that Ken Campbell had donated two months of grass cutting services for the community to help with the budget shortfall our community has faced due to all 2022 dues being voluntary and costs increasing all around.

Vice President Report

All information was summed up in President's report.

Treasure Report

Reviewed the new designed expense report.

The checkbook going into the meeting today referred to actual third quarter was \$8,343.77.

The total income for the third quarter was \$771.67.

The total expenses for the third quarter were \$3,105.34.

This leaves \$6,010.10 in the checkbook as of today's meeting and with the estimated expenses for the fourth quarter per the 2022 budget of \$8,963.74, will leave the community in a short fall of \$2,953.64, if no more additional money is collected in the fourth quarter.

The Treasure stated rumors on mismanagement funds can be dispelled by looking at the ledger book that is open to all owners for review.

The Treasure explained that a fifty-dollar check was returned because of a property transaction.

Secretary Report

Addressed the issue with the community rumors and how as a community we should handle this. The best way to confirm or dispel a rumor is to ask the people directly involved. All board members can answer any questions and if there is a question they do not know, then they will be referred to the president who has been active in all the communities' activities thus far. I had asked to please not let rumors fester from meeting to meeting. Too much time passes, and the facts can get permanently replaced with false hearsay.

Old Business

A question last meeting was raised about placing the financials on the website. The answer the president found was, there is nothing in the by-laws preventing the financials to be published and furthermore it was advised that during the review and now revitalization process that we find ourselves in, it would be the best practice to be as transparent as possible to all owners and however they chose to access the community information.

New Business

Now that the temperatures will be more desirable to work outside, we will be continuing with voluntary clean-up of the waterway, and we will be looking for volunteers to assist in removal and disposal of vegetation. Please contact Daniel Barnes or Tim Santrock and give them your contact information to arrange your voluntary services.

Next meeting, we will be holding elections and if anyone would like to run for any position, please let your intentions known. We will have two spots open from members that will not be running for re-election that was made known at this meeting. The Treasure and one Alternative Board Member position will be vacant.

Public Forum

Rick Smith asked if dues will be collected next year? Answered: Depends on if revitalization goes through. If not, then we will be asking for voluntary dues again.

Cindy Riley asked if arrears can be collected after revitalization? Answered: We do not know at this time and that will be a matter for the attorney as we progress through this process, but anyone who wants to volunteer will always be welcome to do so.

Pam Faulkner wanted to dispel a rumor about the neighborhood changing to an HOA.

Answered: The neighborhood will stay a POA, there were never any talks to change the neighborhood to a HOA that is not what the revitalization process is about.

Pam Faulkner then asked about another rumor that some properties are exempt from paying dues? Answered: That was unverified information that was not to be divulged because of possible inaccuracy. The attorney took a 6-deed sample from the community and found 3 of the 6 had expired restrictions and the only possible course of action to re-establish the community

was to enter this revitalization process as per Florida Statute 720.403 to 720.407.

Pam Faulkner also asked about when the potholes in the roads will be fixed? Answered: Carol Lane will be contacting Donald Beam to get the county to make their rounds since he volunteered to do this for the community this year. We had added the road repair phone number to our website, because any owner can call the county to report any potholes that become a nuisance. The phone number is 352-671-8686.

Andrew Costabile, a new resident, asked a few questions to understand the neighborhood he moved into. One about the difference between an HOA and a POA. Answered: HOA has stricter rules about property and houses and is more expensive to upkeep. POA governs the land the home is on. Next question was about the roads and what can be done about them. Answered: The roads are a tricky subject. The county maintains them, but if a neighborhood wants their roads redone a special assessment would be put on their property taxes for the amount of frontage their property is touching the road. This was discussed in the past and there is a video explaining the process from Marion County that we can provide. Next question was about the boat ramp maintenance and ownership. Answered: The maintenance that is being done at this time is only to the waterway to keep it clear. This maintenance is voluntary done by community owners and coordinated by the SSVPOA Board. As to the ownership, the property is owned by the developer's corporation and there is a letter on file that states if the property taxes are paid annually by SSVPOA, then access will be maintained for the owners in this community. The dues that we pay go toward the streetlights, the maintenance of the communal areas, and administrative costs of the board, and continued access to the private boat ramp.

Jack Powers wanted to make a statement for the community. His message was to be an ambassador of your neighborhood. Let a neighbor know when a meeting is happening, come together to make things better in your area, do not let falsehoods destroy the good much of the neighborhood is doing.

Pam Faulkner commented on the upkeep on owners' yards.

Jack Powers commented about everyone be vigilant with wildlife encounters. He has seen repeatedly a mamma bear with cubs, and they could be extremely dangerous when encountered.

Mary Ann Smith commented on the abundance of buzzards and that outside cat food is attracting them. She wanted to know if there is something to do about feeding stray cats.

Answered: The county has a program to fix stray cats and then re-release them in their territory. The fixed cats will keep other cats from re-claiming this area. There is a county ordinance regarding the care of stray cats, and Carol Lane will provide the number to Fish and Wildlife to see if there is anything they can do about the buzzards.

Cindy Riley commented that the community has cat traps they purchased for the fix and release feral cat program her and her husband started and worked on, and this program has now been taken over by Marion County Animal Control their phone number is 352-671-8727.

Andrew Costabile wanted to know if the covenants could be enforced. Answered: During the revitalization process the association cannot collect any dues or allege any debts until this process is complete. Also, from the creation of the association, responsibilities were to collect the dues, pay the bills, and maintain the communal areas.

Bob Tardif asked how long before we must do this revitalization process again? Answered: After this revitalization passes then every 5 years, SSVPOA must maintain and refiling with the state and if that process is continued and the community stays on top of our compliance requirements and keeps that updated with our community attorney, we should not have to ever do this again as the laws and regulations state today.

Cindy Riley addressed that there is a water leak down 173rd Ave. close to the boat ramp and if cars could avoid the area until it gets fixed.

Kristen Barnes announced there will be a collection box for the church at the next meeting accepting donations for their graciousness letting SSVPOA and owners use their facility for free.

Carol Lane reminded everyone that the church has a thrift store to raise money and there is some good stuff there to check it out also.

Pam Faulkner wanted to know if anyone can bring their next year's voluntary dues next meeting? Answered: Yes, any donations would be helpful to our community and gladly accepted as well.

Conduct Vote

None called for.

Announcements

Elections next meeting and a letter will go out to the community regarding this in November. Next meeting December 10, 2022, at 11:00am at the Recreational Center at the Forest United Methodist Church

Adjournment

Tim Santrock motioned to adjourn the meeting; Daniel Barnes seconded

Meeting was adjourned at 12:19pm