

SSVPOA Minutes March 11, 2023

The SSVPOA board meeting on March 11, 2023, was held in the Recreational Center at the Forest United Methodist Church.

The meeting was called to order at 11:00am

The President established a quorum with a board member rollcall.

Board members present

Kristen Barnes/**President**

Daniel Barnes/**Secretary**

Carol Lane/**Board Member**

Floyd Worthington/**Board Member**

Tim Santrock/**Alt Board Member**

There were 19 Owners present and 5 Board members present. A total of 24 attendants.

There were no previous minutes to approve from the last meeting due to the board not making quorum.

President's Report

The President reviewed the duties that would be required for each elected position on the board. These are the requirements to be able to conduct community business in an organized and timely matter. The primary requirement for all positions is to attend each of the four meetings per year.

President: Access to internet, email, Adobe, and Microsoft Programs.

Special: Deep understanding of Microsoft Word and Excel. The ability to coordinate all other officers and aid the community in understanding the daily operations. The ability to possess all the other officers' abilities. The ability to return phone calls and email responses within 24hrs.

Vice President: Access to internet, email, Adobe reader and Microsoft Programs.

Special: An understanding of Microsoft Word and Excel. The ability to coordinate community activities adhering to local and state regulations.

Treasure: Access to internet, email, Adobe reader and Microsoft Programs.

Special: Deep understanding of Microsoft Word and Excel. The ability to take bank deposits and check the community P.O. Box located in Ocala on a weekly basis. The ability to store all communities' records to be accessed at a moment's notice. The ability to mail out and email residents the annual due notices. The ability to create meeting financial reports.

Secretary: Access to internet, email, Adobe, and Microsoft Programs.

Special: A good understanding of Microsoft Word and Excel. The ability to post to and maintain the community website. The ability to take meeting minutes, post them on the website, and email them to residents that request electronic communication. The ability to create community documents. The ability to create meeting sign-in sheets, agendas, and vote ballots.

Board Members & Alternate Board Members: Access to internet, email, and Adobe reader.

Vice President Report

Presented by the President.

The President reviewed the next steps in the revitalization process. We are at the voting stage of the revitalization. The president explained that the vote signature pages are being mailed out and there is an example of what is required for existing owners to do. There are two methods of signing depending on the listed name on the property. For owners names that appear correct on the signature page, sign on the lines provided. For owners names that differ on the signature page, put a neat line through the incorrect name and neatly print your names above the crossed-out names, then sign on the lines provided below. Signing means you wish to revitalize and not signing means you do not want revitalization.

Treasurer Report

Presented by the President.

See documents on the community website www.ssvpoa.org.

2022 actual income and expenses report was reviewed.

2021 balance	9,842.48
Donated income	14,421.31
Total income	24,263.79
Expenses	16,967.55
2022 end balance	7,296.24

2023 income and expenses first quarter was reviewed.

Balance since last meeting 12/10/22	6,671.24
Donated income	1,510.00
Total income	8,181.24
Expenses	2,275.70
Balance as of 3/11/23	5,905.54

2023 estimated budget was reviewed.

2022 balance	7,296.24
Voluntary lot dues	12,950.01
Total estimated income	20,246.25
Estimated expenses	24,549.14
2023 estimated shortfall	(4,302.89)

Secretary Report

The Secretary reviewed the voting procedure if there would be more than one person running for the same position. A brief statement from each candidate on what qualifications they possess for the position they seek. Then write-in ballots would be passed out to vote for the best candidate. Upon an uncontested position, the candidate will be voted in by a motion, a seconded, and a yay or nay vote.

Old Business

None

New Business

All elected positions were uncontested to serve on the board.

Public Forum

Tim Santrock had discussed that the Presidents households' donations should be reflected on the budget sheet and all that attended the meeting had agreed.

Jack Powers wanted to know when the revitalization process is over would we keep this attorney on retainer for the future. Kristen Barnes explained that it will be a good idea to have an attorney budgeted for since we will have to keep our documents current every five years. After revitalization is finished, we can vote as a community to either keep this attorney or shop for another one.

Cindy Riley asked about clarification on what happens if revitalization happens or does not happen. Kristen Barnes stated a yes vote would keep the neighborhood as you currently know it, i.e., having street lights, access to the boat ramp, and maintenance of the common areas. A vote no would put these amenities at risk and furthermore the existing board would be dissolved, and a receivership would take over and charge any amount for annual dues. Also, this receivership may discontinue the amenities at will. Bottom line a no vote is a big unknown. A no vote does not mean the association just goes away; other processes will take place.

Bob Janssen asked what is happening with the realtor office in front of the neighborhood. Kristen Barnes replied it seems there is someone living there and once revitalization goes through, we can discuss anything further once we are a compliant community again.

Jack Powers asked about who cares for the roads and POA vs HOA. Kristen Barnes answered the county repairs the roads and they only have a patching program available, but we as a community can petition the county to see if anymore can be done once we are a compliant community again. She also answered a POA only rules over the property (land) where a HOA rules over the home and the land. She stated that there is no plan to become an HOA for our community nor does this revitalization change it from a POA to a HOA.

Kristen Barnes asked if anyone has had destruction by the local bears. Jack powers stated he had some issues with the bears. Floyd Worthington also had some bear issues. Andrew Costabile also had some bear issues. Kristen stated that FWC (Florida Fish and Wildlife

Conservation Commission) has been thinking of a relocation program for this area due to the bears becoming aggressive. The FWC would like any information on destructive or aggressive bear encounters. These instances can be emailed to the community email (ssvpoa@yahoo.com) or called in directly to FWC 352-625-2804.

Cindy Riley made a statement that some documents were very tiny on the website. Kristen Barnes stated she is aware that this can happen depending on what computer she posts from. She will fix it when she gets home.

Conduct Vote

The annual board member election took place. All positions had only one candidate per position so all voting was conducted with a motion to elect, a seconded, and a yay/nay vote from present members.

Kristen Barnes volunteered for the Presidents position. Tom Manzolillo motioned to elect Kristen Barnes for President, Daniel Barnes seconded, and the vote was passes on the floor.

John Atkins volunteered for the Vice Presidents position. Rick Smith motioned to elect John Atkins for Vice President, Tom Manzolillo seconded, and the vote was passes on the floor.

Daniel Barnes volunteered for the Treasurer position. Tim Santrock motioned to elect Daniel Barnes for Treasurer, Floyd Worthington seconded, and the vote was passes on the floor.

Carol Lane volunteered for a Board Members position. Rick Smith motioned to elect Carol Lane for Board Member, Jack Powers seconded, and the vote was passes on the floor.

Tim Santrock volunteered for a Board Members position. Rick Smith motioned to elect Tim Santrock for Board Member, Jack Powers seconded, and the vote was passes on the floor.

Floyd Worthington volunteered for a Board Members position. Rick Smith motioned to elect Floyd Worthington for Board Member, Jack Powers seconded, and the vote was passes on the floor.

Marjorie Tuley volunteered for an Alternate Board Members position. Daniel Barnes motioned to elect Marjorie Tuley for Alternate Board Member, Carol Lane seconded, and the vote was passes on the floor.

Larry Backensto volunteered for an Alternate Board Members position. Daniel Barnes motioned to elect Larry Backensto for Alternate Board Member, Carol Lane seconded, and the vote was passes on the floor.

Upon an unusual situation that no one wanted to run for the Secretary position, Daniel Barnes stated that without any objection he can continue with the Secretary position. Kristen Barnes had reviewed the bylaws and could not find any wording that would not allow this.

Daniel Barnes volunteered for the Secretary position. Tim Santrock motioned to elect Daniel Barnes for Secretary, Carol Lane seconded, and the vote was passes on the floor.

Announcements

Next meeting June 10, 2023 at 11:00am in the Recreational Center at the Forest United Methodist Church

Adjournment

Tom Manzolillo motioned to adjourn the meeting; Tim Santrock seconded.
The meeting was adjourned at 12:02 pm