

SSVPOA Minutes April 20, 2024

The SSVPOA meeting was held on April 20, 2024, at the Forest Assembly of God Recreation Room.

The meeting was called to order at 11:04 a.m.

The President establishes a quorum via board member roll call.

Board Members Roll Call:

President/ Kristen Barnes (P)

Vice President /John Adkins (P)

Treasurer/ Daniel Barnes (A) Resigned

Secretary/ Daniel Barnes (A) Resigned

Board Member/ Carol Lane (P)

Board Member/ Timothy Santrock (P)

Board Member/ Floyd Worthington (P)

Alternate/ Larry Backensto (P)

Alternate/ Marjorie Tuley (P)

25 members were present, with 7 board members for 32 attendees.

Reading of the Last Meeting Minutes:

President Barnes made a motion that the minutes from the last meeting be accepted as entered. The motion was seconded by

Board member Santrock, and the vote was unanimous for acceptance.

President's Report:

It was reported that the revitalization process, as amended from the original submission, had been approved by the State of Florida. The covenants are currently posted online. The covenants originally approved from 02-27-1999 that the process revived. (See timeline attachment #1).

All those who contributed to the success of keeping the community going in so many ways through goods, services, donations, and time were thanked and met with applause.

Vice President's Report:

It was reported that signs had been created to post and signify that SSV is a Deed Restricted Community. John Adkins donated time, money, and materials to create the required signage.

Member Ric Smith questioned if SSV was still a Chapter 617 non-profit organization. President Barnes replied in the affirmative.

A second member, Jack Powers, the owner, asked about the durability of the signs. VP Adkins explained his process of finishing and preserving to ensure the signs were durable.

Brief Recess at 11:24 a.m.

Jack Powers read the requirements for the two open board officer positions. Ballots were also passed out to vote on the new Estoppel fees approved by the state and elect new officers to replace Secretary/Treasurer Mr. Barnes.

The meeting Reconvened at 11:35a.m.

Treasurer's Report:

President Barnes began the report by accepting Treasurer Barnes's Letter of Resignation due to personal family issues (See letter attachment #2).

President Barnes read the Treasurer's Report, which includes the 2023 Actual Budget and the Opening Balance, Income and Expenses, and Closing Balance as of 4-20-2024.

A liability of \$10,302.44 was recorded for Attorney expenses during the revitalization process. (See Attachment #3 & 4) Board Member Santrock motioned to accept the Treasurer's Report with a Second by Alternate Board Member Tuley. The motion passed unanimously.

President Barnes presented and reviewed the Estimated 2024 Annual Budget in detail. It showed estimated income using the new dues rate 2024 at \$25.00 per lot. It also reported projected expenses and the projected liability for Attorney services. The report concluded by showing a shortfall of \$11,769.51. (See Attachment #5). Board Member Santrock made a motion to accept the proposed budget for 2024, which member Rick Smith seconded, and the motion passed unanimously

Secretary's Report:

President gave the report for resigned Secretary Barnes. There was a question recorded during the meeting minutes that asked about a breakdown of attorney expenses. President Barnes replied in the affirmative. Member Cynthia Riley asked if these could be posted on the community website. President Barnes replied in the affirmative but said proprietary information must be redacted. Member John Powers motioned for a redacted report to be entered onto the website. Board Member Lane seconded the motion, and it was passed unanimously.

Board Member Santrock asked if all new buyers would receive a copy of the bylaws and covenants. President Barnes answered in the affirmative. All current residents and absentee owners will get a recorded copy in the mail. Those documents must be hand delivered or mailed. That is a requirement of State Law.

Member Patricia Jansen asked whether the annual dues could be raised. President Barnes answered that it could not happen until the attorney was paid for his initial work. The Attorney would be the one that would draft and present changes in the covenants and restrictions where due increases belong and, if needed, the bylaws, but additional fees would be involved. Therefore, it is incumbent that the Association decrease its liability. The Attorney has been very lenient in his billing. That liability must be cleared first.

President Barnes shifted the meeting over to fill the vacated seats on the board. Board Member Santrock stated he was willing to try the Secretary position. President Barnes asked for other interested parties. There were none. Member Tom Manzollilo motioned to accept Board Member Santrock as the new Secretary. Board Member Carol seconded the motion, and it was passed unanimously.

President Barnes asked for interested parties to run for Treasurer. Member Cynthia Riley stated she had done the job in the past. There were no other interested members. A motion was made by Secretary Santrock and seconded by Jack Powers to accept Member Cynthia Riley as the new Treasurer. The vote was unanimous.

President Barnes asked for members interested in filling the Board position vacated by Board Member Santrock, who was elected to the vacant Secretary position. Member Jack Powers agreed to accept if elected. Board Member Santrock motioned to accept Jack Powers as the new Board Member.

Member Ric Smith seconded the motion, and it passed on a unanimous vote.

The new Estoppel rates were discussed. Who pays? The seller. What do the different fees mean? President Barnes explained the costs for the latest rates versus the existing rates, how the fee increases if there is a rush request from the title company, and what fees must be paid if the seller is in arrears to the Association. The beneficiary of the fees is SSVPOA. A balloted vote was held, and adopting the new rate was approved 29-3.

Adjournment:

President Barnes requested a motion to Adjourn.

Member Tom Manzolillo made the motion to adjourn, and VP Adkins seconded. It passed on a unanimous vote.

Next meeting: Saturday, June 8, 2024, at 1100. The meeting will be held in the Forest Assembly of God Recreation Room.

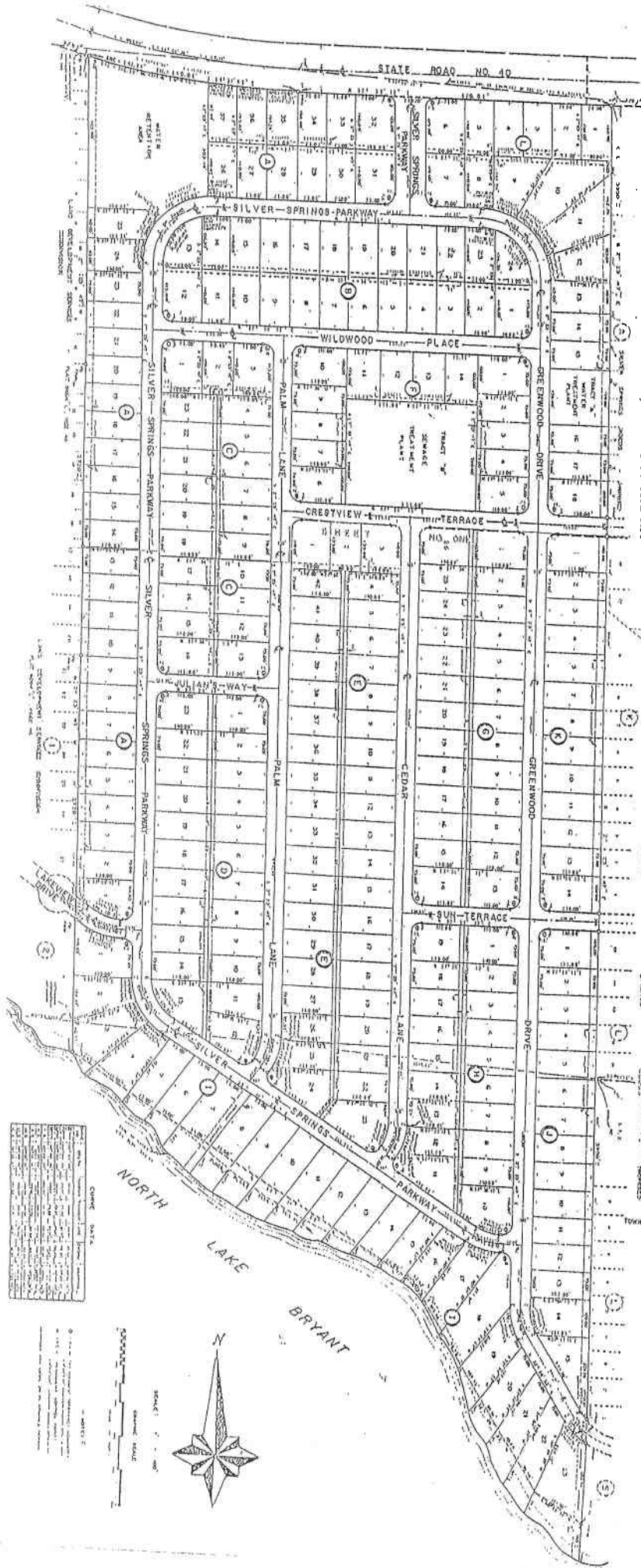
Previous Annual Due Information and Timeline:

- **02-27-1999** The original *Covenants and Restrictions* were created with the language of a \$25.00 annual due is to be collected and a \$5.00 late fee if not paid within 30 days with interest accrual allowed by State of Florida.
- **09-15-2013** The dues were increased to \$40.00 with a member vote to cover the expenses listed in the *Covenants and Restrictions* and continue the ability to operate and pay expenses. Unfortunately, they were updated in the **by-laws**, and this was the wrong document to have been updated. This was supposed to be recorded into the *Covenants and Restrictions*.
- **09-15-2016** The dues were increased by member vote to \$50.00 to cover the expenses listed in the *Covenants and Restrictions* to continue the ability to operate and pay expenses but again were put into the **by-laws**, not the *Covenants and Restrictions*. This was supposed to be recorded into the *Covenants and Restrictions*.
- **04-02-2024** Reviving the original *Covenants and Restrictions* brings the annual dues back to \$25.00, with a \$5.00 late fee if not paid within 30 days. Only the standard annual interest allowed by the State of Florida, which is currently 18% per year on top of a one-time late charge for any payment received after the 30-day due date.

** (Florida Statute 718.116 (3) specifies that interest should accrue at **18% annually**. Further, 718.116 (3) allows for a late fee for each delinquent payment of up to the greater of \$25 or 5% of the monthly/ quarterly maintenance fee.) **

SILVER SPRINGS VILLAGE

Marion County, Florida



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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February 5, 2024

Please accept this letter of resignation from my two officer positions, treasurer and secretary, on the board of Silver Springs Village Property Owners' Association, Inc.

I apologize, but after re-election in December's meeting during the holidays, my father was ill and needed my immediate and full attention. At first, I thought it was just a temporary situation. It became permanent when my new employment left me on call 24/7-365. Therefore, I have not been able to come back to Silver Springs since Monday, February 5th.

Given the circumstances, it is clear that I cannot be present to fulfill my roles. Therefore, I must resign, allowing other owners who are present and available to step into these positions and continue the association's important work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Barnes', followed by a long horizontal flourish.

Daniel Barnes, Treasurer & Secretary SSVPOA, Inc.

Spring Silvers Village Property Owners Association, INC.
2023 Actual Budget

Voluntary Billed:

259 LOTS @ 50.00 each	\$ 12,950.01
19 LOTS@ 50.00 each (non-recoverable)	\$ (900.00)
Total Voluntarily Collectable	\$ 12,050.01

INCOME	
2022 Ending Checkbook Balance	\$ 7,296.24
Donated Dues Income	\$ 9,768.35
Estoppel (12) Income	\$ 3,100.00
Total Income Received in 2023	\$ 20,164.59
	\$ 12,868.35

EXPENSES:

Electric	\$ 5,180.78
Annual State Filing	\$ 61.25
Lawn Care Lake & Front Entrance Maintenance	\$ 2,100.00
Postage	DONATED
Post Office Box Rental	\$ 166.00
Office Supplies & Copies	DONATED
Required Computer Programs	DONATED
Meeting Room Rental Fee	DONATED
Marina Maintenance	DONATED
Liability Insurance	\$ 1,424.82
DNO Insurance	\$ 1,771.56
Taxes on Boat Basin	\$ 587.17
Website Domain Fees	\$ 457.10
Attorney Paid	\$0.00
Total Expenses Paid	\$ 11,748.68

LIABILITIES:

Attorney Owed Once Approval Given	\$ 7,181.29	From July 13th last bill received to date
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EXPENSE DONATIONS:

Lawn Care Lake & Front Entrance Maintenance	\$ 900.00
Postage	\$ 728.95
Office Supplies & Copies	\$ 1,067.08
Required Computer Programs	\$ 417.76
Meeting Room Rental Fee	\$ 50.00
Marina Maintenance	\$ 798.80
Total Extra Donated	\$ 3,962.59

*Does not reflect folks gas, use of their vehicles, boats, & time.

2023 Ending Checkbook Balance	\$ 8,415.91
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2024 Income and Expenses For SSVPOA

INCOME:	
Check Book Balance as of 12/09/2023	\$5,782.32
Deposits-Voluntary Dues & Estoppels	\$5,435.00
Total Income	\$11,217.32

EXPENSES:

Electric-Monthly Fees	\$2,037.40
Landscaping-Monthly Fee (Reflects 2 Months Donated)*	\$600.00
DNO Insurance Installments	\$708.48
Website Hosting-Monthly Fees	\$132.95
Recording Fee-From Revitalization	\$827.00
Total Expenses	\$4305.83

Balance in Checkbook as of 4/20/2024 \$6,911.49

Outstanding Liability:

Attorney Fee Balance Now Owed	\$10,302.44
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**Spring Silvers Village Property Owners Association, INC.
2024 Estimated Annual Budget**

Each Lot Billed:

277 LOTS @ 25.00 each	\$ 6,925.00
Total Collectable	\$ 6,925.00

INCOME	2023 Ending Checkbook Balance	\$ 8,415.91
	Collectable Billed Annual Dues	\$ 6,925.00
	Donated Dues Income -Needed per lot \$42.50	UNKNOWN
	Estoppels (3) Income as of 04.20.24	\$ 950.00
	Total Income Received in 2023	\$ 16,290.91

EXPENSES:

Electric	\$ 5,180.78
Annual State Filing	\$ 61.25
Lawn Care Lake & Front Entrance Maintenance	\$ 3,000.00
Recording Fees	\$ 975.00
Bank Deposit Books	\$ 78.88
Postage	\$ 1,057.50
Post Office Box Rental	\$ 166.00
Office Supplies & Copies	\$ 1,702.58
Required Computer Programs	\$ 417.76
Meeting Room Rental Fee	\$ 200.00
Marina Maintenance	\$ 798.80
Liability Insurance	\$ 1,424.82
DNO Insurance	\$ 1,771.56
Taxes on Boat Basin	\$ 587.17
Website Domain Fees	\$ 335.88
Attorney Needs to be Paid Balance Owed	\$ 10,302.44
Total Expenses Paid	\$ 28,060.42

LIABILITIES:

	Attorney Owed Once Approval Gained	\$ 10,302.44	As of April 16, 2024 now owed since Approval took place
EXPENSE DONATIONS (up to 04.20.24):	These will have to come to an end by 04.30.2024 and amenities may have to be discontinued if funds are not raised by all owners now that the revitalization process has come to an end.		
	Lawn Care Lake & Front Entrance Maintenance	\$ 300.00	
	Postage	\$ 64.16	
	Office Supplies & Copies	\$ 1,150.46	
	Required Computer Programs	\$ -	
	Meeting Room Rental Fee	\$ 50.00	
	Marina Maintenance	\$ 264.64	*Does not reflect folks gas, use of their vehicles, boats, & time.
	Total Extra Donated as of 04.20.24	\$ 1,829.26	

2024 Ending Checkbook Balance	\$ (11,769.51)
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Copy of Ballot(s) used at meeting vote(s).

Following with the State for Florida's Guidelines for Association Estoppel Fee Schedule's increases effective **July 1, 2024**, I vote to approve or remain unchanged the rates outlined below for SSVPOA's Estoppel fee schedule.

Now \$250.00 to **New** \$299.00 (Normal 10 business days completion standard order estoppel).

Now \$150.00 to **New** \$179.00 (If current owner is found to be delinquent to association, extra fee onto of ordered Estoppel).

Now \$100.00 to **New** \$119.00 (If the title company requests a RUSH 3 business days or less order).

I approve of the **NEW** increase allowed by the State of Florida's Estoppel fee schedule effective July 1, 2024.

I chose to keep the **NOW** rates SSVPOA has approved and been charging and **do not agree** to the increase allowed by the State of Florida's Estoppel fee schedule.

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Please write in the candidate you are voting for

<u>President</u>	<u>Vice President</u>
<u>Treasurer</u>	<u>Secretary</u>
<u>Board Member</u>	<u>Board Member</u>
<u>Board Member</u>	<u>Alternate Board Member</u>
<u>Alternate Board Member</u>	

<u>President</u>	<u>Vice President</u>
<u>Treasurer</u>	<u>Secretary</u>
<u>Board Member</u>	<u>Board Member</u>
<u>Board Member</u>	<u>Alternate Board Member</u>
<u>Alternate Board Member</u>	

Please write in the candidate you are voting for