

SSVPOA Agenda

06/08/24

Call to Order (President)

Roll Call on Board Members / Establish Quorum (President)

Motion to approve the last meeting's minutes.

Motion to approve going out of order.

Secretary Report

- Emphasizing the crucial need for professionalism within the Board and our community. Regrettably, in recent months, a few owners/residents have displayed unkind, harassing, or derogatory behavior towards members of this board. We must address this issue promptly and firmly, as such behavior will not be responded to or tolerated.
- **Moving forward, I will be the primary point of contact for all information. This streamlined communication process is designed to empower you with the most up-to-date information. If you have any questions or concerns, please feel free to email me at shipfixtim@outlook.com or call/text (757) 344-1829.**
- Community Website Updates: The Annual Dues tab, Marion County's yard burning, and Marion Senior Services were added, plus all the handouts, minutes, and financials from our last owner meeting on April 20, 2024. Please remember to check out our community website at www.ssvpoa.org. A lot of information can be found there.
- The access canal was sprayed, and pellets were placed to sink vegetation. Bob Tardif and I took care of the canal maintenance, which should be good through the summer. For any questions, please get in touch with Secretary Santrock at shipfixtim@outlook.com or call/text (757) 344-1829.
- Reminder: please state your name loudly for the record before speaking.

President Report

- Regarding the many inquiries about the mandatory due invoice mailed out on May 10, 2024, to all owners in the packet with the recorded approved governing documents, the mandatory invoices were dated as of 05.15.24 and **are due by 06.15.24**, regardless of any voluntary dues paid before April 2, 2024. The approval became official on April 2, 2024, so that is the reasoning behind the cut-off; there was no way of knowing when and if, this second time around, the revitalization process would result in approval and not another requirement by the State of Florida. The mandatory amount of \$25.00 per lot was reflected on every invoice and is **due by 6.15.24 for all lots by all owners**.
- It is vital to restate that no previous donations can be applied or credited to a mandatory invoice. Now that we have the approval, all lots had to be invoiced regardless of earlier contributions. As you can see, **our budget still reflects the dire need for voluntary donations**, and the mandatory payment is now due to all owners.

President Report Continued

- *The mandatory invoices did not reflect a prorated amount since*, during the revitalization process, all donations kept the services, amenities, and administrative requirements going, so nothing was shut off and restarted, where a prorated rate would have applied for that lost time. Our dues are annual; during the revitalization, no debt could be alleged, which was why it was voluntary donating of dues. A letter in the summer of 2022 said services and amenities would be stopped if we did not receive enough donations. Enough owners in Silver Springs Village donated to keep everything on and available to ALL OWNERS.
- **Urgent Financial Situation:** Our 2024 adopted community budget reveals a significant \$11,769.51 shortfall (the bottom portion of the budget in parentheses) for this year; that budget included all donated dues before April 2, 2024. This is a pressing issue that requires immediate attention. In addition to the mandatory \$25.00 per lot, we urgently request your voluntary contribution of \$42.50 per lot for our community to be fully funded this year.
- **Gratitude for Past Contributions:** We extend our heartfelt appreciation to all of you who volunteered dues during the revitalization process. Your contributions have been instrumental in maintaining the community amenities and status quo. Your support is crucial to keep the community owner-run and prevent a 'Receivership' scenario.
- **The association can only require what was allowed in those approved governing documents**, but to keep this community owner-managed, we must be able to cover our costs. Your voluntary contributions are not just helpful; they are crucial in this regard. So, I am asking that you please let us get through this shortfall in this year's budget with the mandatory due per lot plus your first or an additional voluntary due donation so we can get to the last part of this process, which is updating the governing documents.

Vice President Report

- The Deed Restricted Community Signage was installed at the front entrance and completed between the last meeting and this one. I made them voluntarily, and Larry helped me install them onto our community signs voluntarily.

Treasure Report

- Review the financial income & expenses handout from 04.21.2024 to 06.08.2024.
- ***NOTICE: If an owner's due payment is not postmarked on June 15, 2024, or received before in the community PO Box (PO Box 1456, Silver Springs, FL 34488) or the Community Dropbox ([no stamp required] using the Drop Box on the left garage column wall at 2200 SE 175th Ter.), late invoices will be sent to those owners with a governing document-required late fee of \$5.00 per lot, and the allowable State of Florida accrued interest on that late Mandatory Due Payment every month it is late.***
- If you are an owner who did pay their mandatory dues, then look for and review the coming mailer, including a receipt for received due payment(s). The mandatory due and any 2024 voluntary donation(s) will be reflected on that receipt.

Treasure Report Continued

- Along with that mailer, a refresher on the boat ramp guidelines required by our community's liability insurance is **to be completed and sent back to SSVPOA at (PO Box 1456, Silver Springs, FL 34488 or dropped off [no stamp required] using the Drop Box on the left garage column wall at 2200 SE 175th Ter.)**. To receive the updated boat ramp code, the owner MUST BE Current with the 2024 Mandatory Annual Due payment and have returned the fully completed Boat Ramp Usage Agreement. **Only owner(s) will be contacted with the new 4-digit ramp code.**

Board Member Report by Larry

- Fundraising idea review to make up for the 2024 budget shortfall so the community can pay all expenses for Silver Springs Village this year!

New Business

- None.

Old Business

Summary from a meeting with Clay Electric about Mr. Baxter's suggestion about redundant lighting. The engineer's stated removal is free, but if you need the light back, it goes to the new rate and charges, and moving any light is \$60.00 per light charge plus the billing at the newer rates, not the older rate it is now (we have one on the bill, like the new \$3.50 per pole and \$12.95 per light rental plus usage). They are not lighting engineers, so they could not recommend over-lite areas; some areas that appear over-lite may be owned by that homeowner and not a community-provided light. They suggest that lighting is subjective and should be left alone until the community can afford any costs that can arise from making changes.

- County Engineering is still coordinating with the contractor to do the road repairs caused by the damage from its lot clearing subcontractor last year on SE 173rd Ct.
- This is a reminder about the newly increased Florida set fees for estoppel requests effective 07.01.24 (**the new amount is \$299** from the old amount of \$250 for an estoppel request, **\$179** from \$150 for an additional fee for a rush request, **and \$119** from \$100 as a penalty if there is an outstanding balance owed to the community when estoppel is requested; the amount the seller owes the community will be added to these amounts).
- Marion County only does road maintenance, which involves pothole patching. **Any owner can call 352-671-8686 and provide their address when patches reopen or holes form.** Slower speeds in the neighborhood help them last longer.

Public Forum

Open floor for discussions on agenda business.

Conduct Vote

None.

Announcements

The next meeting is **Saturday, September 14, 2024, at 11 am** in the Forest Assembly of God Recreational Room.

Adjournment