

## **SSVPOA Minutes June 8, 2024**

**The SSVPOA meeting was held on June 8, 2024, at the Forest Assembly of God Recreation Room.**

**The meeting was called to order at 11:00 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/ Cynthia Riley (P)**

**Secretary/ Timothy Santrock (P)**

**Board Member/ Carol Lane (P)**

**Board Member/ Timothy Santrock (P)**

**Board Member/ Floyd Worthington (A)**

**Alternate/ Larry Backensto (P)**

**Alternate/ Marjorie Tuley (P)**

**Twenty-seven members were present, with eight board members for 35 attendees.**

### **Reading of the Last Meeting Minutes:**

**President Barnes made a motion that the minutes from the last meeting be accepted as entered. Member Ric Smith seconded the motion. The vote was unanimous in favor of the motion.**

### **Secretary's Report:**

**It has been brought to my attention that several members of our POA are upset with the recent mandatory dues notice. Threatening phone calls and letters to the president have been received. This is unprofessional and cannot and will not be tolerated. If the inappropriate action continues, it will be reported to the proper authorities for action.**

**All members of this board and previous boards have diligently worked to provide excellent and proper covenants. Every property owner had every opportunity to address each board with their concerns. There were opportunities to vote on issues and to serve on the board.**

**The revitalization process did not occur overnight. Each property owner was asked to vote yes or no on this issue. Most property owners approved of the process. That process started a new era for the association. We went back to the original covenants of 1999 as required by state law. The desire or demand to make changes later will not be addressed. December is election time. You can run for office, win a seat, and attempt to make changes to suit your needs. The majority rule of the association, according to attorney guidance and the State of Florida mandated, approves all actions.**

**From now on, emails, letters, and calls will be directed to me. I will do so if I need to confer with the president regarding an issue. My contact information is on the agenda. I ask that you identify yourself so I may adequately respond to your concerns. I cannot reply to unknown**

person(s). The communication will be for the record. I will submit all communications to the president for any adjudication. If there are any questions about the process, please ask.

**Community Website Updates:** The Annual Dues tab, Marion County's yard burning, and Marion Senior Services were added to our community website, 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](http://www.ssvpoa.org). A lot of information can be found there.

The access canal was sprayed, and pellets were placed to sink vegetation per the FWC guidelines and permit. Bob Tardif and Tim Santrock took care of the canal maintenance, which should be good through the summer.

If you have any questions, please get in touch with Secretary Santrock.

### **President's 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 essential to state 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.

*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.**

**Member David Soucey asked about a long-term lease for the boat launch area.**

**President Barnes responded that if the annual county taxes were paid on that land, it would remain in the use of all Silver Springs Village owners and SSVPOA (see attached letter from Mr. Draves to SSVPOA).**

**President Barnes then reminded everyone that the cutoff date for mandatory dues is June 15, 2024.**

**Board Member Jack Powers asked for the balance owed to the attorney.**

**President Barnes gave \$10,302.44, which is also included in the Treasurer's report. All redacted billing from the beginning can be found on the community website under the financials tab.**

**Member Beth Campbell asked if the additional voluntary dues of \$42.50 would cover the attorney fees owed.**

**President Barnes replied in the affirmative.**

**Beth also asked when the Attorney bill would be paid.**

**President Barnes responded that the board would meet with the attorney at an unspecified future date.**

**Member Vicki Dean asked if delinquent dues would be required to be paid.**

**President Barnes replied that all members would start fresh under the new covenants, so voluntary dues can't be counted as mandatory.**

**Board Member Jack Powers asked property owners to try to donate now and at the end of the year.**

**Member John Powers recommended recognizing those who made donations and voluntary dues after all is paid.**

**Member Debbie Skinner asked if people (members) understood what was going on.**

**President Barnes stated that all members were mailed documents and that she visited many property owners to get signatures and explain the process the association was going through.**

**Member Debbie Skinner followed up, saying we all must work to get our neighbors to attend these meetings. They help clarify and keep everyone up-to-date and involved more than a mailer or website can. All in attendance agreed and said they would try to work on that.**

### **Vice President's Report:**

**Vice President John Adkins reported that he and Board Member Larry Backensto installed the new Deed Restricted sign. Many members mentioned that it looked good and applauded the accomplished work.**

### **Treasurer's Report:**

**Treasurer Cynthia Riley noted that long-time Board Member Bill Faulkner had passed away. He was a valued contributor to the Board and Community at large. Condolences were offered to his widow, Member Pamela Faulkner. He will be sorely missed.**

**President Barnes reviewed the financial report and balance sheet (see**

attached).

**\*\*\*Reminder Mandatory Dues Payment needed on or before June 15, 2024\*\*\***

**New Business:**

Member Ric Smith reported that Larry Burns's AC was stolen from his property. Ric recommended that we, as a community, look out for problems and report to law enforcement as necessary.

President Barnes reminded members of the incident report made available to all members to assist in recording and reporting problems, which can be found on the website. Copies are always available at the meetings with Board Member Carol Lane.

Detective Melvin Coates of the Marion County Sheriff's Department was present as a security measure to prevent disruptions by dissatisfied Association Members over the new dues policy (addressed in the Secretary's Report). Detective Coates stated the department was aware of the drug problem on 174<sup>th</sup> Court. He explained the difficulty of surveillance and merely stopping an individual without proper cause. Suspicion is not an adequate cause. He recognized the community's problem with the "Drug House." He reiterated that residents should always report suspicious activity or crimes being committed. He noted that Lt. Eric Owens would be the new officer overseeing the substation on State Route 40.

Member Ric Smith mentioned that seven deceased bodies had been removed from that property.

Member Beth Campbell suggested we contact a TV station to do an

**investigative report.**

**President Barnes stated that a group or an individual could make the request. The non-emergency number for the Marion County Sheriff's Department is 352-732-9111, Option 3.**

**Alternate Board Member Larry Backensto presented the members with a fundraising idea. He provided a sample of a straightforward sign for the yard to be placed in flower beds or by the front door like a yard decoration that each member could purchase for a flat rate of \$100.00.**

**\*\*If we can order at the lowest rate of 20 signs at a time, then each sign would raise \$89.35 towards the community shortfall of \$11,769.51.**

**If owners within our community purchase 132 signs, that shortfall will be paid off.**

**Please reach out to Larry Backensto, a Board Member, or Cyndi Riley, the Treasurer, to order your sign today and support your community!**





## **Old Business:**

**Summary from a call with Clay Electric about Mr. Baxter's suggestion about reducing redundant lighting poles throughout the community to hopefully create a bill reduction, or based on the call, distribute them out more evenly and consistently if reduction is not optional. The engineer stated that removal is free, but if you need the light back, it is charged at a new rate. There are currently 45 poles being paid for by the Association. Moving any light is \$60.00 per light plus billing at the new rate. We have one new light on the bill, charging \$3.50 per pole plus \$12.95 per lamp rental plus light usage. The engineers could not point out over-lit areas and suggested that lighting is subjective, along with some of the over-lit areas that individual owners may cause. Changing the illumination may be prohibitive and would be better addressed in the future.**

**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 173<sup>rd</sup> 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:**

Board Member Carol Lane stated that Marion County Senior Services needs occasional, short-term volunteer help. Please get in touch with Carol Lane or John Adkins if you can volunteer at any time.

President Barnes offered that she is a Florida Notary should anyone need her services. There is a \$10.00 charge each time a stamp is required.

The members discussed an additional fundraising idea to help make up for the shortfall in the community's budget. They suggested hosting a bake sale at September's meeting, which Board Member Jack Powers thought was a good idea.

President Barnes moved to host a bake sale at the September meeting. Board Member Carol Lane seconded the motion. The vote was unanimous in favor of the bake sale fundraiser.

### **Adjournment:**

President Barnes requested a motion to Adjourn.

Vice President John Adkins moved to adjourn, and Secretary Tim Santrock seconded it. The vote was unanimous, and the meeting adjourned at 12:30 PM.

The next meeting is Saturday, September 14, 2024, at 11:00 AM, in the Forest Assembly of God Recreation Room.

ALLAN C. DRAVES  
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July 29, 2002

Re: Silver Springs Village  
Maintenance and control of the Marina

To whom it may concern:

As President of Silver Springs Village, Inc., a Florida corporation which is the owner of Lots 3 and 4, Block "I", Silver Springs Village, which is the marina/boat basin/boat ramp property, I authorize, until further notice, the Board of Directors of Silver Springs Village Property Owners Association, Inc. and its representatives to maintain, manage and control the boat basin/marina property. This shall include but not be limited to controlling access and use (including locking, and maintaining a lock on, the entrance), charging rents and fees, issuing/obtaining trespass warnings and generally asserting control over the facility.

Anyone questioning the foregoing grant of authority may contact me at the above address and telephone number.



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Allan C. Draves

ACD/sk

## 2024 Income and Expenses For SSVPOA

<b>INCOME:</b>	
Check Book Balance as of 04/20/2024	\$6,911.49
Deposits-Mandatory Dues & Voluntary Dues	\$4,217.26
Deposits-Estoppels	\$0.00
<b>Total Income</b>	<b>\$11,128.75</b>

**EXPENSES:**

Electric-Monthly Fees	\$440.18
June Meeting Rental Fee	\$50.00
Landscaping-Monthly Fee	\$600.00
DNO Insurance Installments	\$345.60
Website Hosting-Monthly Fees	\$55.98
More Bank Community Deposit Slips	\$78.88
<b>Total Expenses</b>	<b>\$1570.64</b>

Balance in Checkbook as of 6/08/2024 \$9,558.11

Outstanding Liability:

Attorney Fee Balance Owed	<b>\$10,302.44</b>
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<b>Donated since the Last Community Meeting this will have to start being covered by community funds only:</b>			
Rental Fee for Meeting	4/20/2024	\$	50.00
Annual Filing SSVPOA	4/29/2024	\$	61.25
Printable Mailing Labels	5/7/2024	\$	22.58
Postage for all Packets for the Approval Mailing	5/10/2024	\$	707.25
More envelopes	5/23/2024	\$	61.14
Postage Remailing of Packets and Stamps	5/24/2024	\$	210.14
Extra File Bin	5/23/2024	\$	25.59
Grammarly Annual Subscription	5/29/2024	\$	72.00
Envelopes Replacement	5/23/2024	\$	61.14
Stamp	6/1/2024	\$	11.00
Sheriff Officer	6/6/2024	\$	195.00
Fundraiser & 10 extra Governing Doc Prints	6/7/2024	\$	47.85
<b>TOTAL</b>			<b>\$1,524.94</b>