

# THE PRESERVE HOMEOWNERS' ASSOCIATION OF MILTON

P.O. BOX 962  
Milton, FL 32572

Fine Committee Hearing October 11, 2024, 2 PM CST

## Meeting Minutes

1. Meeting Call to Order at: 2:00PM CST. Brian McCullough (appointed Chairman) thanked the Fine Committee members for attending and had each member introduce themselves, i.e., Bob Allen, Steve Bean, James (Rob) Cody. Tony Tranker, President, was the Board of Directors representative. Bill Ferguson, Secretary, was present to take the meeting minutes. Homeowners attending: Anthony Beach, Gary Blandon, Andrea Haldeman and Jonathan Gary
  - a. Go over the rules of the meeting:
    - i. **Members of the HOA are not allowed to speak during a Fine Committee Hearing.**
    - ii. Anyone present at the Hearing that speaks out of turn and refuses to adhere to the rules will be politely asked to leave. This will include the Fine Committee or BOD members in attendance. If individuals refuse to leave, then other legal means will be taken to have those individuals escorted off the property or in the case of a ZOOM meeting, they will be removed (cutoff) from the virtual meeting or the meeting will be adjourned.
2. Proof of meeting announcements: 48-hour notice provided via: posted on entrance sign, email sent to Homeowners with consent forms on file, Facebook HOA page, and website (preservehoamilton.com).
3. **New Business:**
  - a. Chairman Brian McCullough stated that under consideration today is the property at 8177 Majestic Cypress Dr.  
The Chairman then asked Board member Tony Tranker to provide a summary. Tony Tranker then noted that notice of this meeting was provided 48 hours in advance. He then read off the one (1) violation (repeated over 3 years) being fined as: Failure to maintain property including landscaping and corner lot easement adjoining Silver Maple Dr.  
The following was also provided by Tony Tranker: Confirm notices were sent via United States Postal Service, legal counsel was engaged with no cure, Board of Directors met and levied a total fine totaling \$1000.00.
  - b. The Chairman acknowledged the homeowner, Jonathan Gary and asked Mr. Gary to provide evidence as to why the fine should not be valid, allowing 3 minutes. Mr. Gary stated the following: He was originally in contact with the previous BOD and asked exactly what the violation was. (email evidence); He stated each time he received a violation notice, he proceeded to cut portions of his lawn; He is a first-time homeowner and did not fully understand what was required of him; He takes full accountability of all his stuff and tries his best to be a responsible member of the community; He is concerned that the situation got this far without him actually having a conversation with

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anyone; He thanked his next door neighbor for cutting his lawn one time when his lawn mower was broken; He feels that with everything he has going on, he has done the best he could; If he had \$1000 to hand over, he would have just hired a landscaper; He apologized for all the trouble and has no ill feelings toward the BOD; He wants to make everything right and keep it squared away in the future; He is active military and was away quite a bit; He has just received new orders and will probably be moving within the foreseeable future and would like to exit on a good note; He is not in a position to just hand over \$1000 and mentioned a possible payment plan; He felt everyone's mind is already made up against and will adhere to the final decision. (5:32)

- c. The Chairman then announced the Committee would advance to the voting stage. He asked for a motion to confirm the fine of \$1,000. Bob Allen provided the motion.
- d. BOD president, Tony Tranker, provided further documentation of the violations (attached).
- e. The Chairman then called for a 2<sup>nd</sup> to the motion. James (Rob) Cody provided a 2<sup>nd</sup> to the motion.
- f. Jonathan Gary provided further comments, noting there was really nothing else to say as he felt the committee had already made their decision and that he was in possession of the same records and had never met any other person face to face to discuss the situation. He understands.
- g. The Chairman called for a vote. A vote was taken to confirm the amount of \$1,000, individually by name: Bob Allen – yeah, James (Rob) Cody – yeah, Steve Bean – yeah, Brian McCullough – yeah.
- h. The Chairman announced the results of the vote is Yeah for the fine to be imposed.
- i. The Chairman thanked the Fine Committee for their vote and called for a motion to adjourn.
- j. Rob (James) Cody made a motion to adjourn, Bob Allen made a 2<sup>nd</sup>, and a unanimous vote was taken to adjourn the meeting.
- k. The Chairman announced: The Fine Committee has completed their work on the case involving 8177 Majestic Cypress Dr.

**Adjournment at: 2:14PM CST**

## 8177 Majestic Cypress Synopsis

12 May 2023, Letter sent to homeowner asking to mow lawn to include easement. No Response

3 July 2023, 2<sup>nd</sup> Letter sent to homeowner asking him to maintain his lawn, (mow it), to include the easement. No Response.

3 July 2023, inspection was performed and violation noticed. Corner Lot lawn not in compliance. Overgrown onto Silver Maple Drive

10 July 2023, 1<sup>st</sup> Formal Violation Notice Sent.

19 July 2023, Homeowner responded and mowed part of his lawn. Homeowner requested via email a further explanation of violation. The BOD responded explaining to the homeowner, lawn must be mowed and trimmed along his entirety of the lot that borders the roadway. Homeowner mowed but did not trim along the roadway.

12 Feb 2024 Inspection performed; violation recorded of lawn and trimming not in compliance (Repeat violation)

15 Feb 2024, Violation Notice Sent. Corner Lot lawn not in compliance, grass was over a foot tall. Part of lawn was mowed, did not mow and trim the curb and roadway borders.

24 April 2024, Inspection performed, repeat Violation noticed.

25 April 2024, 2<sup>nd</sup> Violation Notice Sent.

19 May 2024, Sent Letter of Notification to Levy a Fine.

29 July 2024 BOD met and voted to Fine.

1 October 2024, Notice of Fine and Adjudication Hearing sent by our attorney.

EXHIBIT 1