

THE PRESERVE HOMEOWNERS' ASSOCIATION OF MILTON

P.O. BOX 962 Milton, FL 32572

Special Homeowners Meeting Entrance Landscaping October 19, 2024, 2:00PM CST ZOOM

Meeting Minutes

1. Meeting Call to Order at: 2 PM by Tony Tranker (President) who announced that the meeting is being recorded for permanent record keeping. He then summarized the following guidelines.
 - a. Go over the rules of the meeting:
 - i. Members of the HOA will be allotted 3 minutes to speak, address issues, concerns or ask questions that are listed on the agenda, during 'Open to the Floor'
 - ii. No time restriction for Board Members to respond
 - iii. Speakers will be reminded to state their name and address, speak calmly, no yelling, no profanity or smearing of other individuals
 - iv. Anyone who has an outburst, speaks out of turn and refuses to adhere to the rules will be politely asked to leave to include the BOD or ARC. If conducting meeting via Zoom or other electronic means, members will simply be cut off and terminate their connection.
 - v. To transact such other business as may properly come before the Board of Directors or any Adjournment or Postponement thereof.
2. Roll Call, Sign-In Sheet: See attached Homeowners attendance sheet.
3. Introduction of BOD members: Tony Tranker (president), Mark Cline (Vice President), Ron Kaelber (Director), Bill Ferguson (Treasurer), and Rebecca Peterson (Secretary).
4. Proof of meeting announcements: Posted on sign at entrance 14 days' notice
5. New Business: Proposal to irrigate and landscape HOA owned property at Entrance to Subdivision At the intersection of Beneva Rd and Red Oak Dr. Requiring a one-time assessment to be paid by every Lot owner. Present TWO Proposals. See attached: (Bids)

Open to the Floor:

Claudia Zaehring, asked names of the landscaping companies that gave bids. She will email the name of a landscaping she has used before. Requested bids attached to agenda. Requested our lawyer to be present at meetings so he can answer questions. (15:30 – 19:20).

Kate Feller, inquired about state required training. Spoke off subject. Citing that we have not completed the required course that is noted in HB1203.

She would not listen and demanded that we were holding a meeting without any authority.

Tried to reason with her and get the point across that the bill went into effect 7/1/2024 and that we were elected for the new year on 10/8/2024, was to no avail. She also accused us of not holding an "Election" even though only 2 homeowners sent in Nominations Forms which resulted in 3 existing BOD members agreeing to stay on for another year. She simply would not listen, in front of about 40 homeowners on Zoom. (19:30-23:30)

Charles & Jessica Deaton, Facebook poll was taken and members vote no. (23:40-25:08).

Chad Molyet, votes against landscaping project.

Dave Dubinsky, asked to have the bids uploaded to website for transparency. Does not want project to move forward. Everyone moved into this neighborhood knowing what the front entrance looked like and just needs to be maintained, (26:59-30:39).

April & Tom Harvey, Are against the bids. Want it open to others for more ideas. Sending email of their landscaper. (30:48-34:30).

Zach Feller, asked if volunteers in the community can do the work. Against spending \$20-30K. How can the board members work up front and be, okay? Install trail cameras to deter vandalism. Looks good how it is. (34:36-37:15).

Brian Howard, opposed to paying for upgrade. Do it ourselves. Check with our insurance and purchase temporary insurance if necessary. Hire a designer. (37:25-38:35).

Homeowner (name withheld for security concerns), is against spending that kind of money. It's fine how it looks. Had trouble finding zoom info, not online. Prefers snail mail.

Kent Roberts, questioned this all came about because 2 homeowners asked for this? (He misquoted. It was the request of a few homeowners) Let homeowners do the work. Have them sign waivers. Why choose the most expensive grass? Why spend thousands for those who do not want it? How much will we spend on watering? Dues will continue to go up to pay for future cost. (45:04-49:29).

Arlene Fletcher, What direction is this community going? Spend funds wisely, she said the board is not spending funds wisely. No, on the landscaping. The rest was completely off topic, (50:12-54:50).

Kelly Griffin, Sent HOA an email and would like it recorded into the minutes. Kelly and Howard would like to be on a task force to come up with a plan for the front. Volunteers create the landscaping and all work together, (55:15-59:39).

Jennifer Thorsen, Opposed to the high cost of project. Does not need anything done upfront except maintenance. (1:00:07-1:00:39).

Mike & Dana Ansley, they are against spending that amount of money. There are great ideas to save money, (1:00:58-1:01:29).

Mike Cherro spoke against the proposed bids. (1:01:59-1:02:47).

Marie France Galvin, Opposed landscaping project. It is okay as is, just maintenance. (1:03:14-1:05:35)

Rebecca Peterson, opposed to spending that much money. If you want to spend that kind of money, take it from the budget and not tax our neighbors. We need to figure out how to do the work ourselves with insurance. Go with native plants that can withstand our climate. (1:07:17-1:08:55)

Linda Ferguson, it would be nice to get a group of volunteers, we would need a large group and it would need to be ongoing. Willing to volunteer, (1:09:30-1:02:11).

Dana Ansley, has volunteered to decorate the front for the holidays. Bill said there should be money in the budget for it. (1:15:15).

Jamie Cody, opposed landscaping project. Proposed volunteers to work on front area, (1:14:17-1:20:03).

Natile Sanenz Galvan, opposed to the cost of landscaping, wants volunteers to work on front. (1:20:19-1:22:20),

Board of Directors Vote to approve / disapprove assessment **Item Tabled**

Tony stated it sounds like the cost involved is what the homeowners are really objecting to. We need to fix existing sprinkler system. Contact persons to assist with the erosion issue at front entrance.

Bill comments: Issues getting volunteers, they do not show up. He is all for volunteers. Is concerned about a large group of people, where the entrance is and the speed of traffic. Big concern is safety.

Dave Dubinsky, said, have county close the street for the day. We have two entrances. Use current funds to fix irrigation and get water turned on.

Tony, take smaller bites. Do what we can afford.

HOA business needs to be communicated with the HOA Board through the preservehoamilton@gmail.com or mail to The Preserve HOA of Milton, PO Box 962, Milton, FL 32572.

6. Next Board Meeting Date / Location / Time: TBD

7. Items that need to be added for the next BOD meeting:

Next meeting, fix irrigation, volunteers' perimeters, fix erosion

Bill motioned to adjourn; Ron provided the 2nd. All Board members voted yes.

Adjournment at: 13:32 PM

Attendance Sign-in

Shane Adams 4859 Red Oak Dr.
Robert Allen 8105 Majestic Cypress Dr.
Michael & Dana Ansley 4836 Red Oak Dr.
Anthony & Melinda Beach 8171 Majestic Cypress Dr.
Jeremy Brown 7940 Silver Maple Dr.
Mike Cherro 7979 Majestic Cypress Dr.
Steven Bean 5018 Red Oak Dr.
James Cody 8117 Majestic Cypress Dr.
Charles & Jessica Deatin 4578 Red Oak Dr.
David Dubinsky 8132 Silver Maple Dr.
Zach Feller 8252 Red Maple Dr.
William Freitas 8121 Silver Maple Dr.
Estefan Galven & Natalie Saenz 7979 Twin Cedar Dr.
Robert Gentry 9043 Silver Maple Dr.
Kelly Griffin 8067 Silver Maple Dr.
Donald Gripp & Alice Bernard 8019 Twin Cedar Dr.
Thomas Harvey 4806 Red Oak Dr.
Thomas & Sally Hestle 4805 Red Oak Dr.
Fredrick Hildbrant 7909 Silver Maple Dr.
Brian Howard 7991 Majestic Cypress Dr.
Vincent McDiarmid 7927 Silver Maple Dr.
Tammie McClellan 7973 Majestic Cypress Dr.
Chad Molyet 7831 White Ash Ct.
Dennis Oseland 7967 Majestic Cypress Dr.
Cecilia Range 8099 Majestic Cypress Dr.
Kent Roberts 4662 Red Oak Dr.
Maria Stevens 8035 Twin Cedar Dr.
Jennifer Thorsen 8627 Majestic Cypress Dr.
Bud Walsh 4982 Red Oak Dr.
Charles Zaehring 8209 Silver Maple Dr.

September 22, 2024

Entrance Landscaping Proposals

Prep work: **QUOTE (This must be completed with either quote)**

J&L Underground Service (referred by East Milton Water Department)

Permit

Utility Marking

Tunnel under Red Oak Dr and install a 3" PVC pipe to accept 2 irrigation lines

Terminate and cap on each side of road

\$600.00

Electrical Panel Box (empty) 2'x2' to House & LOCK Irrigation controller and Electrical Outlet (from vandals)

\$200.00 (We Install) (This must be completed with either quote)

Landscaping: **QUOTE 1 (Involves 2 companies) PLUS Boring**

B&C Nursery (has worked on multiple homes in The Preserve)

\$23,825.00 w/ dark brown wood mulch (rubber mulch additional \$300)

Water Works

\$4000.00 to install complete irrigation system to include 3 zones.

This is a total estimate of (not including boring)

\$27,825.00

Landscaping: **QUOTE 2 (Involves 1 company i.e., turnkey) PLUS Boring**

A Cut Above Landscaping (has worked on multiple homes in The Preserve)

\$21,431.00 w/ Rubber Mulch to include 4 Zone Irrigation System (can be reduced to 3 Zones)

TOTALS:

QUOTE 1: B&C \$28,625.00

QUOTE 2: A CUT ABOVE \$22,231.00