

THE PRESERVE HOMEOWNERS' ASSOCIATION OF MILTON

P.O. BOX 962 Milton, FL 32572

HOA Meeting November 14, 2024, 6:30PM CST ZOOM **Meeting Minutes**

1. Meeting Call to Order at: 6:30 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 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.
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 11/12/2024.
5. Old Business:
  - Whitworth Lots Cleaned Up - Empty Lot C06 Red Oak has cleaned up. The illegally dumped trash has been removed and a sign place by lot owner stating Private Property, No Dumping. Notices mailed to office; owner did not pass it on. After a phone call to the office, it was taken care of to the board's satisfaction.
  - Two sided portable signs. (Rebecca), Walmart has a sign with lettering for \$169.83. On a website Webstaurant for 2 replacement panels are \$212.18. Bill made a motion that we budget \$500.00 for new signage. Mark Cline second the motion, it was put to a vote and all board members voted yes.
  - Attorney Responses from Annual Meeting: Bill, spoke to the attorney Jay Frasier about recording meetings and any homeowner has the right to record a meeting. They must announce they are recording the meeting, giving anyone the opportunity to opt out of the meeting. It is not to be shared on any social media platform. At the annual meeting, the board failed to announce that it was being recorded, it is okay it was a mistake. If a person does not step up to fill a position on the board it is okay as long as you have five people on the board. Bill made a motion to have it recorded that homeowners must announce that they are recording and that

they agree it is private and not to be shared on any social media or with anyone who is not a homeowner of The Preserve. Mark cline seconded it. Opened it up to homeowners: Charles Deaton, does that mean I cannot share it with my attorney? Bill, stated correct, you would have to get permission from the board. Board unanimously voted yes to add this rule.

-Repair Irrigation and Flower Bed: Rebecca had a meeting with 20+ homeowners, and formed The Preserve Garden Club. Everyone was positive and upbeat about helping in any way they can. Rebecca went and cleaned up the flowerbed by the sign. Everything looks good. There are a few bare patches of grass. In the spring we could plant Zoysia plugs or sod. Rebecca, confirmed that we own the land with the county. There are 3 or 4 water meters along the fence. East Milton Water System has an easement on this strip of land. There are also underground power lines. Suggestion made to try some ornamental grass along the curb and wildflowers along the strip. The wash out area could be lined with heavy duty landscape fabric and gravel, also depending on what is underground. Board agreed to get the utilities marked. Front sign irrigation needs to be repaired. Need to get it put in the budget before a vote.

-2025 Annual Budget: Treasurer Bill Ferguson reviewed budget line by line. See attached

-Motion from Bill to add workmen's Comp insurance to the budget up to \$1,000.00. Seconded by Rebecca. Opened to homeowners: Claudia Zaehringer, asked can't you just sign a waiver? No, it does not do any good and not the legal way. Charles Deaton, offered to be a road guard for safety. He also wanted to make sure we were aware that the county over sprayed a couple of feet outside the fence on the retention ponds and killed all the grass. Vote for Workman's Comp was passed unanimously.

-Dana Ansley plans to decorate the front entrance with white lights, wreaths and topiary. Was given a budget of \$200.00. A board member, Bill Ferguson will put up the lights with Dana Ansley's direction as the Board has not yet voted and passed a by name list of Volunteers. Dana wants to form a Shine Committee and asked boards permission. Bill stated that is not HOA business, that is neighbors being neighbors. Bill motioned to vote a Christmas lights budget of \$200.00 and Mark Cline second it. Vote passed unanimously.

-Bill will update the changes in the budget. See attached budget. Mark motioned to approve the 2025 budget, Ron second it. Board voted yes unanimously.

-CCR Update: Bill gave Rebecca the CCR information tonight 11/14/24. Rebecca will be looking for a committee to help revise the current CCR's with the information gained from the "Open Period for Changes". For any change to be made, 66% of the homeowners must vote in favor of a recommended change. The Board will also be updating the CCR's to be in line with the new Florida laws. Open the floor to homeowners. Claudia Zaehringer, need to add to be in compliance. I think all the old addresses need to be removed. Bill, stated no, they must stay. Claudia said to ask the attorney can they be reinstated CCR's instead of amended. Charles Deaton, asked for clarification on the 66% to vote and making changes. Charles is willing to help go door to door when the CCR's are ready. Charles said Zach Feller and Brandon Shugan are willing to help. Claudia said she is also willing to help.

6. New Business:

-Appoint New Fine/Grievance Committee Member. Bill motioned; Brandon Shugan be appointed to the fine grievance committee. Ron seconded the motion. All board members voted yes. No input from community as this is a Board Appointment only.

-Appoint 5th ARC Member. The ARC is short one member. Bill recommended Toni Mascolo. Board voted unanimously and appointed by the ARC.

-Landscaping budget tabled until we find out where the utilities are located.

-Consideration of Fine: 4554 Red Oak Drive; Tabled until other issues are addressed.

-Amendments to By-Laws; Article 4;2. Attorney recommended we change from a one-year term to a 2-year term and 3-year terms. Discussion on staggering the positions so the whole board does not turn over at the same time. Bill motioned to amend, Mark seconded, Board voted, passed unanimously.

-Community Newsletter (to be included with dues statements). Tony has for action and will complete by the weekend.

-BOD Certification: Bill talked to our attorney. We are in compliance, there is not a certification course approved by the state of Florida yet. It is possible it will not be ready within our 90 days, but we will still be in compliance.

7. Official HOA business needs to be communicated with the HOA Board through the [preservehoamilton@gmail.com](mailto:preservehoamilton@gmail.com) or mail to The Preserve HOA of Milton, PO Box 962, Milton, FL 32572.

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

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

Open to the Floor:

-Claudia, at the annual meeting someone mentioned attaching the items to the agenda. Bill, stated anything to be discussed must be presented before the board. It needs to be voted on and approved at meeting before we can put it out there, everything is in the meeting agenda.

-Charles Deaton asked how many board seats are available? (5) Can you resign before your term is up? (yes).

Adjournment at: 8:09 pm. Bill motioned to adjourn, Mark seconded it, the board agreed unanimously,

### **Attendance Sign-in**

Michael & Dana Ansley 4836 Red Oak DR.

Anthony & Melinda Beach 8171 Majestic Cypress DR.

Charles Deaton 4578 Red Oak DR.

Zach Feller 8252 Red Maple DRT.

Donald Gripp & Alice Bernard 8019 Twin Cedar DR.

Claudia Zaehring 8209 Silver Maple DR.

Patricia Fletcher 7971 Silver Maple

Cindy Lintz 4629 Red Oak DR

Randal Odom 8034 Majestic Cyprus

Julie Moyer

Sara Stamm 4823 Red Oak DR

Brandon Shugan 4668 Red Oak DR

The Preserve Homeowners Association  
2025 Approved Budget

<b>INCOME</b>				
Bank Balance	11/2/2024		\$37,025.43	
dues \$133 x 296 Lots			\$39,368.00	
<b>Total Proposed Budget</b>			<b>\$76,393.43</b>	
<b>EXPENDITURES (estimated)</b>				
Insurance	HOA, Sign, Work Comp		-\$6,000.00	
Legal fees	Advice, laws, liens etc		-\$12,000.00	
Corporate filing fees	SubBiz		-\$75.00	
Meeting expenses & Zoom	2 x Bagdad 12 x Zoom		\$352.00	
Postage - Print - Office			-\$2,400.00	
HP All In One Printer/Ink Lease	12x\$14 + print coverage +		-\$200.00	
Police Patrol	2x month x 12	127.5 ea	-\$3,060.00	
Lawn/Landscaping	\$240 x 20		-\$4,000.00	
PO Box			-\$256.00	
File taxes			-\$300.00	
Entrance Sign Maintenance	(lights & etc)		-\$200.00	
Entrance - Flower Bed/Irrigation			-\$3,000.00	
Entrance - Water	50x12		-\$600.00	
Potential Uncollected Dues	25 x \$133		\$3,325.00	
Website (awaiting info)	Approx		-\$300.00	
Contingency				
<i>Preparing \$\$ for long term 3rd party Management and Unforeseen Expenses</i>			-\$41,029.43	
<b>Total Budget</b>			<b>-\$76,393.43</b>	