

THE PRESERVE HOMEOWNER'S ASSOCIATION OF MILTON
Board of Director Meeting 30 December, 10:00 AM CST

MINUTES

1. Meeting Call to Order at: 10:00 AM, Meeting is being **recorded** to produce meeting minutes.
 - 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. Board members have no time restriction for responses.
 - 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 individuals refuse to leave, then other legal means will be taken to have those individuals escorted off the property. If conducting meeting via Zoom or other electronic means, members will simply have microphone muted and termination of 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:** Listed at end of minutes.
3. **Introduction of BOD/ARC members:** Present were Bill Ferguson – Treasurer, Mark Cline – Vice President, Tony Tranker – President, and Ron Kaelber – Director.
4. **Proof of meeting announcements:** 48 Hours' Notice Was Provided – Posted to Entrance Sign
5. **Old Business:**
 - **Entrance Irrigation** - Bill Ferguson - The Repair and replacement is complete. Everything is operational. Work was done on budget at \$1550.00 with an additional \$20.00 for an insulated cover. **Item Closed.**
 - **Volunteer List** – Workman's Comp Discussion on only a volunteer list or just include all current homeowners. Tony will check if it is okay to list all homeowners. – **Item outcome Pending.**
 - **Board Certifications--**, all the current board members are certified. Certificates will be posted to the HOA Website for transparency. **Item Closed.**
6. **New Business:**
 - **Summary of attorney phone call 11/20/2024 –**
 - a. **Bill:** attorney suggested we change our bylaws to elect certain Board members for more than one year. Treasurer for 3-years, Secretary 2- years. After discussion Bill motioned that Secretary and Treasurer serve 2 years alternating, with only one new every other year, and the other positions are 1-year terms. Mark seconded the motion. President opened this item for input from the community attending via zoom. Homeowner, Brandon Perkins cited FL 720 laws override the bylaws, and nothing can be changed by the board without a 67% vote of the homeowners. Bill will confirm with our attorney as the Board does not think this is correct based on what our attorney already stated. Dave Dubinsky asked if the vote stands. Tony said if it is approved by the lawyer. Dave also requested that the remainder of the ByLaws be updated at the same time. BOD Agreed. The board voted unanimously to send it to the attorney. The Attorney will provide the rewrite with input from the BOD. **Item Closed.**
 - b. **8040 Twin Cedar Dr – McNeil: Bill:** What to do now? **Attorney:** Very complicated case. Get all fines on his ledger. Then file a lien against the property and file an injunction to have the shipping container removed from the property. From that point the BOD/Attorney would make a decision as to filing foreclosure on the property. Expensive and no guarantee of return. Set up BOD/Attorney (private) meeting to discuss options going forward. Make homeowners name public as this is as this shipping container is a major complaint in The Preserve. Move forward with lien to protect what is owed to the HOA.

Outstanding balance on this property is over \$10,000 in dues, fines and attorney fees. Homeowner, Brandon Perkins cited FL 720 concerning naming a homeowner. BOD is following the advice of our attorney. – **Item Ongoing**

- c. **Bill:** How do we stop homeowners from disrupting meetings? **Attorney:** all meetings must/should be zoom and not in person. If a homeowner disrupts the meeting read rule 1-a-4 and mute their microphone. If they return, remove them from the meeting. If homeowner threatens their attorney, cut them off by stating " have your attorney contact our attorney".

Item Closed

7. Annual Report – Bill is closing out the books for 2024 and will have the Annual Report completed by the next BOD meeting.
Item Pending.

8. ARC – Built without ARC approval (attorney answers) **Tabled for next BOD meeting.**

9. HOA Official Information: Official 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.

10. Next Board Meeting Date / Location / Time: **TBD**

11. Items that need to be added for the next BOD meeting: **Meeting Times, CCR Rewrite Update, Annual Report.**

Open to the Floor:

Bill Invoked 1-A- #5- Add a couple things to the agenda., Tony acknowledged.

4554 Red Oak DR was sent an Intent To Levy Fine for several violations. Intent was put on hold as homeowner contacted BOD and stated he is correcting violations. He built a fence without ARC approval and has auto(s) and junk in his yard. Homeowner submitted ARC form, but it was incomplete. He has since then completed a new ARC form and is waiting for the ARC to have a meeting. He requested more time, saying he was going to order a trash container and still has not done so. On 12/26/2024 a homeowner submitted the new ARC request with pictures of fence and the trash was still in his yard. Tomorrow, (31 DEC 2024) Bill will send a new notice of intent to levy fines. **Item ongoing.**

Brandon Perkins / Jonathan Gary- How long does a homeowner have to pay a fine? **Bill:** 30 days after approval of the Fine/Grievance Committee.

Brandon Perkins / Jonathan Gary- Is there a list showing the complete procedure, start to finish. **Bill:** No, following 720 and attorney guidelines. **Ron:** Each notice explains what can happen if violation is not corrected.

Violation update- Ron - as of 10/22/2024 there were 50/51 violation notices sent out. Most of them were lawn violations and those were given a 30-day courtesy violation. Some were not Courtesy violations. As of a couple of days ago 24 of the lawn violations were resolved, and 20 others submitted a plan to correct. Four notices of Intent to Levy Fine have been completely ignored.

Floor was opened to the homeowners for discussion-

Claudia Zaehring, can you please post a current FL-720 on the website? The website has none and FB is outdated. **Bill** stated it is current as of 7/1/2024 but **Bill** will check again to see if it needs updating,

Dave Dubinsky suggested to please not have a meeting during the daytime working hours. He requested how much has been spent on attorney fee since October 2024? **Bill** did not have that number handy, but \$7,980.37 year to date has been spent.

Brandon Perkins, Questioning why is attorney requiring all meetings to be Zoom? Citing 720.302: it must be accessible to all. **Bill** said it says nowhere that Zoom is not allowed, and Zoom is accessible to all homeowners.

Adjournment at: **Bill** motioned to adjourn; **Mark** seconded it, and all Board members present voted yes. Adjourned 11:19 am.

Attendance Sign-in:

Donald Gripp, Alice Bernard 8019 Twin Cedar DR.

Dave Dubinsky, 8132 Silver Maple DR.

Cynthis Perkins, 8072 Silver Maple DR.
Brandon Perkins, 8072 Silver Maple DR.
Johathon Gary, 8177 Majestic Cypress DR,

Claudia Zaehring 8209 Silver Maple DR.
Brian McCullough, 8034 Red Maple DR,