

THE PRESERVE HOMEOWNER'S ASSOCIATION OF MILTON
Board of Director Meeting 17 February 2025, 10:00 AM CST

Minutes

1. Meeting Call to Order at: Meeting is being **recorded** to produce meeting minutes. President Anthony Tranker called the meeting to order at 10:00am and then proceeded to read the meeting rules.
 - 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. When 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 Below
3. Introduction of BOD/ARC members: Ron Kaelber, Member at large, Anthony Tranker, President, Mark Kline, Vice President, Bill Ferguson, Treasurer. Not present Rebecca Peterson, Member at Large
4. Proof of meeting announcements: Anthony Tranker stated the signs were posted out on Friday the 14th of February, more than the required 48-hour notice for the meeting.
5. **Old Business:**
 - **Volunteer List – Workman's Comp** Anthony Tranker, read off the list of volunteers into the record for formal approval. (see Attached List) (Item Closed)
 - **CCR Update** Item was tabled to next BOD meeting since Rebecca Peterson was not in attendance. (Item Pending)
 - **ByLaws Update from Attorney – Homeowner Letter** Bill Ferguson, relayed the response from our Attorney, Mr. Jay Frasier and stated since our bylaws specifically state the BOD has the authority to change the bylaws, FS720 and FS617 are overridden. This is not normally the case, as most bylaws don't state this. This was in response to Mr. Brandon Perkins' inquiry on this agenda item from the last BOD meeting. The BOD contacted the HOA attorney. He researched the law and gave us his guidance. Mr. Perkins did not agree with the answer and was told that he could talk with the HOA's attorney but would be doing so as a private homeowner as the BOD would not pay for any further inquiry. Mr. Perkins requested we send him the guidance we received from Mr. Frasier and Bill Ferguson said he would send it to him. Bill Ferguson missed a note he had so we reopened this item. We needed to amend the terms for the officers to a 3, 2, 1(s) to ensure we don't have turnover of the Treasurer and Secretary in the same year, so we amended those to 3 for Treasurer, 2 for Secretary and 1 year for all others. This required an amended Vote to our original. This also means homeowners would be running for a position, not just Board of Directors. Bill made the motion to amend our original vote to 3,2,1 for positions provided no one resigns. Mark Kline seconded it, Bill Ferguson, Ron Kaelber, and Mark Kline voted in favor. (Item Closed)
 - **Update to County Work Order to Clean up Red Oak** Anthony Tranker spoke to this item. He stated he has called twice to inquire when the work order would be completed via a telephone message left with the County. The county still shows this as an open work order. It was discussed about getting onto the County Board meeting agenda to address the inaction. Bill Ferguson suggested maybe we could do a volunteer clean-up of the area, and it is a good idea, but ultimately Mr. Tranker stated he would continue to contact the County as they have a responsibility to clean that area and we do pay taxes for that work within the county. (Item Pending)
 - **Stop Signs/Speed Limit/Watch for Children Signs** Mark Kline opened this discussion with stating we cannot lower the speed limit to 15 as it is not enforceable by Florida Statute. 25 or 20 is the lowest allowed and as our speed limit is already at 20 mph, nothing further can be done. However, the county will place two digital speed signs temporarily to display the current speed an auto is traveling in hopes of getting drivers to see how fast they drive and to slow down. The county will also come out and see if there exists a requirement for additional "Stop" signs and "Children at Play" signs. Also, the county stated

they would do more patrols through the Preserve sub-division to enhance their presence. Mark was told by the county rep Jessica, that Santa Rosa County Sheriff's office is undermanned, and we have half the number of Deputies than Okaloosa County to our East and Escambia County to our west per individual in the county. As we were on the subject, Bill Ferguson stated we had done two more paid patrols Saturday the 15ths of February. We don't have the number of tickets written for the first patrol as the officer had to leave on an emergency call. The second patrol worked from 4-7pm and wrote 6 tickets, three for homeowners and three for folks outside the Preserve. This officer also had to leave a bit early for an emergency call due to gunshots in or near The Preserve. (Item Pending) Bill Ferguson stated hopefully by having them out patrolling we can at least slow down the folks within the subdivision, we may never get the folks outside the subdivision to slow down. Anthony Tranker added, maybe if we do enough patrols and enough tickets get written that Silver Maple will get a bit of a reputation to not be a place to speed through. (Paid Patrols Pending)

- **Violation Report** Ron Kaelber spoke to this subject. From 1 Oct 2024 to 30 Jan 2025 there have been 60 CCR violations given out, 31 have been resolved. Of these, 29 were for lawns and all but four have contacted the BOD to get plans approved to correct or redo their lawns in the spring (April). All the BOD members in attendance agreed this was a good thing and with just a few exceptions the Preserve is looking better. Ron Kaelber stated that the efforts by the BOD were making a difference, and Bill Ferguson, stated people have told him they appreciate the efforts and the subdivision is looking better. Ron Kaelber also stated, four of the violations just went ahead and fixed their lawns and got into compliance without contacting the BOD. Ron Kaelber stated that some folks have even begun using winter rye grass to keep their lawns looking nice during the dormant stages. All agreed the violations are working and compliance is improving. (Item Ongoing)

6. New Business:

- **Plan for volunteer work at front entrance/Irrigation** Anthony Tranker started the discussion, Rebecca Peterson sent the list of volunteers, along with a plan with costs for each type of plant, Anthony Tranker read the list of plants, rock bed, cost breakdown. Total amount was \$1477. Anthony Tranker stated without Rebecca in attendance we may table some of the plans, but will go ahead with what we can. Kelly Griffin interrupted and was told by Anthony Tranker that the item was being discussed by the board and not yet open for homeowner comments. We need to get through the 'what' before we get to the how much. Anthony Tranker read through the cost sheet (See attached). Bill Ferguson stated Rebecca told him this was phase one of the plan, and there would be further stages as the \$1477 would not cover the whole project. It would take a couple years. Rebecca requested a spicket, but we would still need to run a water line under the street to get water to that side. Bill Ferguson then stated that was a short-term fix and we may not be on future boards and we should go ahead and put in a sprinkler system as future BODs may want to do something different. Anthony Tranker stated putting in sprinkler made sense rather than going in after everything was planted and trying to work around plants and this would only make it more difficult in the future. Anthony also stated once a sprinkler was in, we could certainly go ahead with the plan Rebecca submitted. Bill Ferguson stated he would get the estimates and that the water line under the road we got earlier was \$600, it may be a bit more now. Sprinkler system should only take a month to complete. \$4000 estimate we got earlier was for both sides of the road, but since we've already completed the sign side, Bill estimated we could get the sprinkler for \$3000. Bill stated, dragging a hose and Rebecca and the volunteers may not even be here so putting a sprinkler system would be the remedy for the future and just be done with it. Ron Kaelber agreed and Bill said we have the money in the budget to this, Ron was concerned this expenditure might prevent moving to the 3rd Party, Bill assured him it would not, we have the money in the budget. Bill Ferguson, motioned we go ahead and move forward, and spend up to \$2000 for the Garden Clubs plan and put the irrigation system in as well, up to \$4000 to include burrowing under the road. BOD agreed we need Rebecca to submit a layout showing what plants are going where and the rock washout area is going before we move ahead. Anthony stated some items could start now, if approved, such as the parts for the sign area but the long strip side needed to wait until the sprinkler system is in. Both Ron and Bill reiterated this. Bill had to mute Kelly Griffin multiple times during our discussion. Bill asked Anthony to make a statement: Anthony had to tell Kelly Griffin to stop interrupting, we were close. She has been to these meetings before, and knows the procedure, and she needed to be patient and if she didn't stop interrupting, she would be cut off from the meeting. Anthony stated we have a motion for Phase One, with cost breakdown provided, but awaiting a layout, and \$4000 dollars for the sprinkler system. It was seconded by Mark Kline. The item was opened to the floor. Kelly Griffin stated she was speaking on behalf of Rebecca and that there was no need for irrigation system, this was discussed at the Garden Club meeting Saturday. They wanted the water to that side, but no irrigation system was necessary and the cost would be too much and they don't want it. Kelly then stated they even discussed getting a water tank in a pickup bed to begin watering. Everything recommended were drought resistant and using local plants that work well without irrigation. The Garden Club were going to be responsible for doing the watering and it will be wild flowers and local plants that don't need regular watering. Kelly stated irrigation is maintenance intensive,

and that she submitted photos of the plants. Arlene Fletcher provided the photos and the BOD had them. Anthony stated we do have the photos of the types of plants but not where they would be laid out and the BOD would go back to Rebecca and get that. Bill Ferguson stated his feelings about irrigation, we are looking at the future, not just now. What happens next year or two, three, five years down the road and those volunteers aren't here or don't want to do it anymore? Kelly then stated what about freezes that happen here and sprinklers get broken. She also stated this project was going to be lovely and for generations to come it will be fine. We have 15 volunteers now and this task force or club want to help people about their lawns and make this a beautiful place. Arlene Fletcher said she put together the photos and had a PDF of the layout. Anthony asked her to send that to us. She also stated that all the plants were Zero Scape and eventually there would be no need for water and that too much water would actually be detrimental to the plants. This is not your typical plants and bushes in our lawns, the whole idea is drought tolerant and fixing the washout area. Bill Stated this plan may take years, and we already have some grass on that side and sprinkler systems are programable and we should be thinking ahead and volunteers over the next 20 years, are they going to ask, why are we dragging hoses to water, why didn't we put in an irrigation system? The BOD has no storage area for the hoses. Anthony stated he understood Zero Scaping, but it doesn't mean no water, it means little water. Bill stated plans change, BODs change. If we're going to put water to the long strip side, we should go ahead put in an irrigation system. Anthony stated we have a motion, we have a second, input from the community, it is time to vote. Vote passed, Bill Ferguson, Ron Kaelber, and Mark Kline voted in favor. (Item Closed pending execution)

- **Consideration of Fine: 7921 Silver Maple Dr.** Bill Ferguson went over all the steps required by FS720. Motion to fine \$100 x 10 Days for \$1000. Motion was seconded by Mark Kline, voted on, and passed. Bill Ferguson, Mark Kline and Ron Kaelber voted Yeah. Bill Ferguson will send the Certified Letter informing the homeowner of the outcome and set up a Fine Committee meeting for final resolution. (Item Pending)
- **Consideration of Fine: 4554 Red Oak Dr.** Bill Ferguson went over all the steps required by FS720. Motion to fine \$100 x 10 Days for \$1000. Motions was seconded by Mark Kline, voted on, and passed. Bill Ferguson, Mark Kline and Ron Kaelber voted Yeah. Bill Ferguson will send the Certified Letter informing the homeowner of the outcome and set up a Fine Committee meeting for final resolution. (Item Pending)
- **Considerations of Fines: Properties on Hold** Bill Ferguson, went over two properties on hold, that were up to the Intent to Fine Letter having been sent, but responded with a plan, so on hold until 1 April. It is on hold only. (Ite Pending)
- **2024 Financial Report/2025 Dues Collections – Liens/Lawsuits/Foreclosures** Bill Ferguson went over the 2024 Financial Report (See Attached). Bill Went over 2025 Dues Collections (See Attached). Bill stated we have six homes with liens for failure to pay dues. There are two more heading to the Attorney. One house is heading to Court that has \$13K dollars owed to the HOA in dues and fines. One house was in foreclosure (by the bank, not HOA), but the homeowner and bank came together with a payment plan, but this homeowner is also getting a lien on their property for nonpayment of HOA dues. (Item Closed)
- **ARC – Outside Modifications without ARC Approval (Attorney Answers)** Bill Ferguson, read over what our Attorney sent to us for advice on how to handle. New Estoppel requests require the HOA to list any outside modifications to the home that have not been approved by the ARC. This was due to the inaction by the bank that was overseeing the HOAs interests. Many homeowners preformed these modifications without any record by the HOA. The Attorney suggested we send every homeowner a letter stating they need to list any modifications completed. This is for record keeping. If a homeowner built something that would not meet the CCRs then a discussion will need to happen. The ARC has not turned down many things with exception of Chain Link Fences in the front or sides of their properties. Those Homeowners will have to remedy that and will be given time to bring those fences into compliance with the CCRs. This is a long-term project for the ARC, and this letter will be completed by the Attorney to ensure it meets all applicable laws. (Item Pending)
- **ARC Request Denied – Proceeded Anyway** Bill Ferguson explained a new homeowner that moved in asked about putting in a shed, Bill gave him the information, the ARC Request, and actually hand delivered ARC Request to the ARC for consideration. The ARC turned down the request and notified as such as the shed was shabby. The following day, this homeowner placed the shed on the property, after his request was denied. Homeowner was then notified via violation and homeowner responded on the last day, was given his options and he then chose to remove the building all together. (Item Closed)
- **ARC Meeting Agenda** Bill Ferguson talked with the ARC after talking with our attorney and the ARC is required to put an agenda on their sign, just like the BOD does for its meetings. ARC was unaware, so good catch and they are now in compliance. (Item Closed)
- **Delinquent Dues** Bill Ferguson went over list. See Attached. \$21,620.61 in dues, late fees, interest and fines is the total owed to the HOA, which is almost a year's total worth of dues. (Item Closed)

- **Storage for HOA Supplies, i.e. CBU's, Christmas Decorations, etc.** Bill stated he has been storing the spare Mail CBU's for 3 years, Anthony has some of the Christmas decorations, Dana Ansley has some of the Christmas decorations but wants to get those to Anthony. Bill mentioned and will check into the new Storage facility opening up on highway 90 to see what they charge whereas all of the HOA owned items could be stored in one place. The CBU's are expensive and should be stored inside. Dana Ansley stated she has the Christmas items at her parents which is next door to Mr. Tranker. She'll make sure those items get to Anthony for Storage. (Item Pending)

7. 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.

8. Next Board Meeting Date / Location / Time: TBD Possible end of March.

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

Open to the Floor:

Claudia Zaehringer mentioned had we thought of putting a shed on the HOAs property like the strip out front. Bill stated that is right of way and not allowed to be built on. Plus, it would look horrible at our entrance. Claudia also mentioned the area outside the retention ponds, but again, it is right of way the HOA must maintain and allow access to the retention ponds.

Brandon Perkins brought up again wanting clarification that he wasn't satisfied with our explanation from the Attorney. Brandon wanted us to site some caselaw or give him something in writing and Bill reiterated we would send him what the Attorney sent us along with his phone number but the HOA would not pay for anything further on this as we already got the answer. He was upset the HOA would not pay for anything further on the subject. Ron explained, Brandon wants a lawyer answer that we simply cannot give him as we are not lawyers and if he wants anything further, he can talk with our attorney.

Claudia Zaehringer asked about items that need to be on our Web Site. Bill explained we are trying to get the website updated to the new items that were passed in July 2024 and due for compliance on 1 Jan 2025. Bill explained we currently have a volunteer doing our website and we can only move just so fast. We are required to have a website (720, sub section 4, item (b)). We need to hire a website company; we just haven't got there yet. Then Claudia asked about the status of third party as its still on the website. Then wanted the old CCR's to be posted there, we explained the current ones are posted and this would only be the ones we keep posted. Anthony explained once the new ones are registered with Santa Rosa County, they supersede the old ones and we will not post the old ones. Bill said we will look into getting a website. Claudia asked that we put all the attachments on the website, in advance, when we are discussing them under the notice section.

Adjournment at: A motion was put forward to adjourn the meeting. It was seconded by Mark Klien, all voted affirmative. Meeting adjourned at 11:46

Homeowners Roll Call in attendance:

Willard and Carol Askrens

Dana Ansley

Arlene Fletcher

Brandon Perkins

Claudia Zaehringer

Don Grip

Alice Bedard

Kelly Griffin

Name
Sue Spencer
Kent & Betty Roberts
Kelly Griffin
Howard Sinclair
Mike & Cindy Abel
Brian Howard
Arlene Fletcher
Natalie & Estefan Galvan
Charles Deaton
Linda Ferguson
Tammy LaFever
Denise Stafford
Zach Fell
Paula Kimberton
Rebecca Peterson
Mike Padgett

Phase One Cost breakdown

Gravel and landscape fabric for washout \$250.00

Ornamental grasses 20 plants \$600.00

Mulch and wildflower seed \$300.00

Zoysia plugs \$90.00

Hose and Weed and Feed \$137

Planting soil \$100.00

Total \$1477.00

Requesting \$2000.00 for the budget on Spring phase one. Any extra within the budget we can add decorative rock.

BOD Meeting, 1/30/2025,

Attached is a hard copy of the homeowners who have volunteered to help plant, water, and maintain our front entrance.

Our plan is to plant a variety of grasses along the long strip of the entrance. Not interfering with the buried lines and pipes. The bare grass spots near the sign we would like to plant Zoysia plugs, much less cost than sod. The bare spot along the strip needs raking, a good nursery grade landscape fabric and a load of gravel dumped in that spot and raked by volunteers. In the future as budget allows, we can add decorative rock on top.

The volunteers will only be planting plants and grass, raking sand and gravel.

We will have a budget request and plotted design after our meeting 2/15/2025.

Thank you, The Preserve Garden Club

The Preserve HOA of Milton				
Annual Financial Report - 2024				
1/1/2024 - 12/31/2024		Matches Financial Ledger - 2024		
		& Bank Statements		
Begining Bank Balance 1/1/2024	\$19,979.03			
Receipts	\$55,554.88			
Expenditures	-\$22,943.14			
	\$52,590.77			
		4 yr	1	\$517.36
		3 yr	1	\$726.72
		2 yr	5	\$2,914.98
Annual Dues	\$49,456.17	1 yr	7	\$948.48
Late Fees	\$449.17	Partial	2	\$29.76
Interest	\$735.80	Fines	2	8,000.00
Legal (Attorney)	\$836.69	Total	18	\$13,137.30
Estoppel Fees	\$3,950.00			
Replace Returned Check	\$127.05			
Total Receipts	\$55,554.88			
Bagdad Rental & ZOOM				
Legal				
Police Patrol				
Dues Refund (duplicate payments)				
Returned Checks				
Bank Service Charge				
Lawn Maintenance				
Corp Register (SunBiz) - BOD Certification				
Insurance				
Office / Postage				
PO Box Rent				
Entrance - Irrigation, Water, Christmas				
Tax Preparation 2023 / Certification				
HP Printer Rental / Ink				
Equip Purchase (meeting signs)				

The Preserve HOA of Milton, Inc.

2/14/2025

Accounts Receivable Ledger Balance

5 yr		1		564.00
4 yr		1		464.00
3 yr		4		1,456.00
2 yr		5		1,270.00
1 yr		24		3,192.00
Partial		9		102.44
Total		44		6,484.44
				\$2,110.82 ✓
				\$3,025.00 ✓
				\$10,000.00 ✓
Total Outstanding				\$21,620.26