

# Econfina Preserve Property Owners Association, Inc



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Date: October 17, 2020

Time: 12:12 PM

Quorum: All Board Members present

Rafael Paredes, President

David Huang, Secretary

Keith Curtis, Treasurer

At 12:12 PM a Virtual Annual Association Board Meeting was called via Go To Meeting passcode 42463941.

Mr. Rafael Paredes announced a full quorum of the Board and acknowledged the presence of Board Members, Mr. David Huang (Secretary), Mr. Keith Curtis (Treasurer). Mr. Paredes advised the Board members to affirmed and acknowledge their elected positions on the Board. Mr. Huang and Mr. Curtis both affirmed and attested to the elected positions of the current Board Members. Mr. Paredes introduced Mr. Huang to address the attendees.

Mr. Huang discussed the agenda from the last Annual Meeting, which were road repairs, lot signage/ post repairs, property security and drainage. Mr. Huang stated that all topics were addressed during the year. Mr. Huang introduced Treasurer Keith Curtis.

Mr. Curtis discussed the Association's finances telling all attendees that we have approximately 75 % yearly due participation from all lot owners. Would like to have 100% participation. Mr. Curtis goes over our monthly bills to Tri City Electric, Hughes Internet, the annual bills for liability insurance, and mowing services. Mr. Curtis stated the updated electric gate cost \$18 thousand.

Mr. Paredes discussed the codes and new remotes for the gates. The remotes will cost \$100.00 and sold by the Association with all of the proceeds to go back into the Associations coffers. Mr. Paredes stated that you can still use the keypads but strongly urged the purchase of the remotes.

Mr. Paredes stated that the Association is in the process of initiating foreclosure proceeding against several lot owners for not paying their required annual Association dues. Mr. Paredes addressed road repairs and suggested that the culverts along the roads need to be repair so that rising water does not wash out the roads.

Mr. Paredes stated that the culverts have never been cleaned nor repaired in the past. Mr. Paredes stated the Association has created a sign, which the owners of each lot must purchase because of uniformity at a cost of \$120.00. The signs can be mailed out to the lot owners or can be left for pickup at the lawn service's residence. There will be additional cost for post and installation for each lot if you want the Association to do the work. Mr. Paredes stated March 1, 2021 as deadline for the signs to be installed. Mr. Paredes stated that the Association to get a consensus on how many lot owners would want their lots cleaned, it may be beneficial if the Association provided the service to keep the cost down. The cost may be broken down further for each lot owner by allowing for installment payments.



Mr. Huang stated there was no questions submitted to the Association by the October 14, 2020 deadline, Mr. Paredes then opened up the meeting for general questions:

Ms. Delphine Williamson asked if there was a set price for the lot cleaning. Mr. Paredes stated no price ha been determined as of yet but will find out more. Mr. Huang stated that a firebreak of 6 foot between properties would be more realistic. Mr. Martin Giblin stated that the cost to clean the lots maybe \$1,000 per acre. Mr. Giblin advised Mr. Paredes that the lawn service is not mowing the road by his lot. Mr. Paredes stated that they do and that he trusts the lawn service people. They may take a few days to cut the grass but they do cut the grass.

Mr. Salim Farhat asked if there were developments in areas surrounding Econfina. Mr. Paredes stated he doesn't know but stated that there may be because of the truck traffic around Econfina. Mr. Farhat asked if there would be road signs Econfina in the future. Mr. Paredes stated that there was discussions regarding signs directing you to certain lots at crossroads with several lot owners and may be do able this year.

Mr. Paredes, we are attempting to assist Twin Rivers in getting their Board running, once they have their board running they can share the cost of the road and gate installation.

Ms. Williamson requested an appointment to be a Board member. Mr. Paredes advised her that the letter requesting lot owners to apply for positions were mailed out in August, she should apply next year.

Mr. Giblin suggested that would like to assist in anyway to get Twin Rivers On Board with Econfina. Ms. Williamson stated same. Mr. Paredes advised that the Twin rivers situation would take some time.

At 1:16 PM the Board meeting was adjourned.

Prepared by

David Huang

Econfina Preserve Property Owners Association, Inc.

Corrected and approved by;

Rafael Paredes

President

Econfina Preserve Property Owners Association, Inc.