

Econfina Preserve Property Owners Association, Inc



8050 Sw 170 St • Palmetto Bay, FL 33157 • Phone: 305-343-1527 • Fax: 786-573-0844
E-Mail: rparedes@rpinvestmentholdings.com

Minutes of Board Meeting

Date: February 9, 2019

Time: 1:05 PM Quorum: All Board Members present

Rafael Paredes, President

David Huang, Secretary

Keith Curtis, Treasurer

At 1:05 PM an Association Board Meeting was called at Hampton Inn located at 2399 South Byron Butler Parkway, Perry, Florida, 32348.

Mr. Rafael Paredes announced a full quorum and introduced the Board members Mr. David Huang Secretary, Mr. Keith Curtis Treasurer, and the Association Attorneys Doug Hiller and Erika Isidron. Mr. Paredes asked Mr. Huang to show the property owners a picture of the notice of the meeting and agenda, which was posted on January 26, 2019 on the main gate to the property.

Mr. Hiller addressed the property owners directing their attention to a letter, which he had previously sent to all owners. Mr. Hiller discussed the history property and of past property managers and officers.

Ms. Isidron spoke about the yearly dues. Ms. Isidron stated that non-payment of the dues in a timely manner may result in additional charges for late fees and or collection fees being levy.

Mr. Paredes spoke about the different factions he believes that are currently in existence among the owners. He thanked the owners who have paid their property dues and advised that he appreciated their payments. It has helped us move forward to fix this mess we're in. Mr. Paredes talked about the abusers of the property who don't care what they're doing to the other owners simply because they can better their own interest.

Mr. Huang introduced himself and told the owners why he decided to volunteer his time in order to get the property back to its original state.

Mr. Curtis spoke about the conditions of the property and proceeded to show pictures taken from the property in January. Mr. Curtis further commented about the dues paid, what's owed and what's available.

Questions from the owners who had requested time to address the Board:

Mr. Thomas Magierski addressed the Board. Mr. Magierski stated he was on the property in January and the conditions were appalling. The roads were in bad conditions and the grass needed to be mow.

Mr. Eric Miller addressed the Board. Mr. Miller stated that he was initially concerned about the transferred of the property management from Mr. Gary Gambel to the new Board. Mr. Miller stated since his correspondences with Mr. Hiller he is now satisfied with the Board and will pay his dues.

Mr. Blaber spoke to the Board and owners regarding his investigation as to the build ability of homes on the property. Mr. Blaber cited information he had obtained from Local and State entities as to what is needed to build homes, information from the Suwanee Watershed Communities and the requirements from the EPA prior to construction.



Mr. Paredes rebutted to the Mr. Blaber's comments and stated there was a reason the developers had divided the lots into the existing property.

Ms. Barbara Gudgel representing Mr. Philip Earnshaw read a prepared statement from Mr. Earnshaw. Reading from the statement Ms. Gudgel stated that the past manager of the property was not trustworthy and deceitful. She continued to read more of the statement, which maligned the past managers and compared them to the current Board.

Mr. Hiller addresses the issues of insufficient public documents on file for the Board on SunBiz for the Association. Mr. Hiller advised that SunBiz are very light on documentation/paperwork. Mr. Hiller talked about the certification of the Board members.

Ms. Isidron spoke about the funds being held by the Board. The existence of the Board and the future of the Board are reliant on the vote of the owners.

Mr. Paredes spoke about bylaws and regulations for the property (agenda topic number 6). Mr. Paredes advised that he has viewed bylaws for Twin Rivers and feels that the Developers neglected to file the bylaws for Econfina with Taylor County. Mr. Hiller addressed the importance of bylaws "there is no evidence on SunBiz that bylaws were ever created by the Developers". Mr. Miller asked what is the difference between bylaws and covenant. Ms. Isidron answered the bylaws were more define, Mr. Hiller replied more in-depth.

Ms. Gudgel made a statement saying no annual meeting means no Board. Ms. Isidron responded that a Board was created so there can be an annual meeting. Ms. Isidron stated that the next annual meeting the owners can vote to retain the Board, or add more members to the Board. Ms. Gudgel answered there's no Board.

Mr. Miller questioned the future of the property, Mr. Paredes answered that the future of the property needs to come from the owners. There was conversations limited to owners present regarding their opinions as to the future too many to detail.

Agenda topic number 8 was addressed by Mr. Paredes regarding road repairs, repairing the drainage ditches/coverts on the side of the road. Mr. Paredes stated that if these repairs are not done lots may flood and the current roads may become indistinguishable to lots and become impassable. Mr. Paredes discussed security for the property and spoke about placing video cameras at the front gate to monitor vandals and trespassers. Mr. Paredes spoke about posting signs on lots to identify the lot numbers.

Mr. Hiller advised that anyone can opt out of the email list and mailers.

At approximately 2:30 PM the Board meeting was adjourned.

Prepared by David Huang Secretary Econfina Preserve Property Owners Association

Approved by Rafael Paredes, president.