

Minutes of Board Meeting

Date: July 27, 2019

Time: 11:08 AM

Quorum: All Board Members present

Rafael Paredes, President

David Huang, Secretary

Keith Curtis, Treasurer

Kenneth Valentine, Board Member

At 11:08 AM an Association Board Meeting was called at Sawgrass Community Center, located at 650 Sawgrass Blvd., Venice, Florida 34292.

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, and the Association Attorney Erika Isidron. Mr. Paredes introduced new Board Member Kenneth Valentine.

Ms Isidron addressed the property owners regarding the election of the new Board Member Kenneth Valentine. The election of Mr Valentine is valid per Florida state statue 720 which states a member is elected if there are no other candidates vying for the position.

Mr Paredes then re introduced the full Board to include Mr Valentine as a new Board Member. Mr Valentine introduced himself and told the owners he became an owner at Econfina Preserve approximately six months ago.

Mr Curtis discussed the financial health of the Econfina Property Owners Association. Mr Curtis stated we are more responsible of the finances now because we can monitor closely what is coming in and what is going out. Mr Curtis advised approximately 60% of the owners are current with their maintenance dues and approximately 40% are delinquent with some in arrears for many years. Mr Curtis stated that work on the property is not cheap, so far work have been done on all the gates, roads, liability insurance and road grading. Mr Curtis advised that letting hunters onto your property to hunt creates liability to each lot owner. Mr Curtis advised that the Associations BB&T bank account currently stands at \$15,000 and the arrears for dues is at \$16,600. Mr Curtis stated that another \$80,000 from an escrow account from Gary Gambel held by Association attorneys will soon be released soon into the BB&T bank account.

Mr Paredes spoke about Roy Taylor harvesting lumber inside Econfina. Mr Paredes stated he spoke to Roy Taylor regarding repairs to Econfina roads once the harvest has been taken from the

sellers lot. Mr Paredes stated that Roy Taylor stated he would repair any damage made to the roads.

A general conversation started among the owners present regarding what the Association can do to recoup past years maintenance dues from owners. Ms Isidron and Mr Paredes both agreed that it is a priority to try and get the monies owed. Ms Isidron suggests that a payment plan for owners to pay what they owed can work. Mr Paredes stated that has been considered by the Board. One of the owners present Mr Bipin stated that all owners should be paying their share of dues and not just the people who have been paying.

Mr Huang addressed what has been accomplished since the last meeting. Mr Huang stated he was informed by Mr Paredes that grading for Econfina roads has started from the back gate. Thus far the road has been graded just to the middle of the property. Mr Huang advised that the grass on the roads has been mowed and the area around the front gate has been cleared of overgrowth. There has also been security upgrades such as chained up gates with combination locks in the front and back.

Mr Paredes addressed signage for all lots as to lot number. Mr Paredes suggested that the lot numbers needs to be posted on each lot just like it was from the beginning so each lot can be clearly identified. Mr Paredes stated there is a serious issued regarding flooding on certain lots because the drainage/coverts has not been cleared. Mr Paredes suggested that the developers had left the clearing of the coverts to relief the flooding to the HOA. Mr Paredes stated that the cost would be astronomical, but needed to alleviate flooding especially for the rear lots. Mr Paredes stated he will meet with the Sawanee River Water Management to see what the HOA can and can't do to relief the flooding in Econfina.

Owner Pamela Edwards stated that she is an Environmentalist and can assist in what can be done and what is needed. Ms Edwards stated she is not an Engineer. Mr Paredes stated he did not have the aerial map of Econfina inside the Sawanee River Water Shed. Mr Paredes stated that building inside Econfina is under the Sawanee River Water Shed's jurisdiction. Building in Econfina requires approval from them but does not mean you can't build. Ms Edwards and Mr Paredes discussed the existence of old roads surrounding the Econfina Preserved.

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

Mr Nick Ramirez addressed the Board. Mr Ramirez introduced himself as a new owner approximately 3 months. Mr Ramirez inquired about the Associations finances and asked about the ability to look at the spread sheets. Mr Curtis told Mr Ramirez that Mr Ramirez can look at the spread sheets anytime. Mr Ramirez stated he was advised that the land (Econfina) was on wetlands and on a Water Shed. Mr Ramirez stated one of his questions is why the HOA needed an

attorney. Ms Isidron stated the attorney are needed to be more effective in returning funds to the HOA. Mr Ramirez suggested another revenue for lot owners was planting trees. Mr Curtis told Mr Ramirez Taylor Lumber harvested about \$5,000 worth of trees on his lot. Mr Curtis gave Roy Taylor's contact information as 850-838-6870.

Mr Bipin addressed the security gates and who is responsible for each lot access. Mr Bipin asked if the roads can be accessed now. Mr Paredes stated they are accessible and everyone can get around on the existing roads. A general discussion regarding Twin Rivers lot owners transverse through Econfina, Mr Paredes responded that something has to be done to mitigate their access through our property.

Mr Paredes spoke about bylaws and regulations for the property. Mr Paredes advised that no time or date has been set but he feels that using the Twin Rivers by laws maybe the answer. Certain sections can be deleted or modified to serve Econfina Preserve.

At 12:00 PM the Board meeting was adjourned.

Prepared by
David Huang
Secretary
Econfina Property Association