

MEETING MINUTES
May 13, 2026 7:01 PM
OLD MILL RUN - BOARD OF DIRECTORS MEETING

Present in person: Board Members- Scott Young, Stephanie Peebles, Debra Babcock, Jaime Randazzo.
Vince Lombardo. Absent: Linda Schwartz, Margaret Maiello

Community Members: David and Heather Batson, Micheal and Barbara Totillo, Sharon Garbaravage, Carlos Sanchez Beth and Tony Frick, Paul Turner, Chris Snyder, Pam and Jim Barker.

- A. The meeting was called to order at 7:01pm by VP, Scott Young and it was determined a quorum was present.
- B. Previous Meeting minutes (April 2026) were unanimously approved with a motion by Jaime Randazzo and a 2nd by Vince Lombardo. Passed unanimously.
- C. Financial reports for April 2026 are pending with the accountant. Reserve account financials were presented and available at the Mill House for review.
- D. Other items to address/discuss:
 1. Road resealing- there were 4 quotes presented to the community with the lowest price being "NIX" at \$26,000.00. Community members requested an outside evaluation of the roads to determine the true need (resurfacing). Stephanie noted all contractors had mentioned a 3-5 yr reseal was the recommendation. Jim Barker indicated he would look at the contracts to compare the quality of material used for resealing to determine if the pricing was good "or not". Jayme Randazzo mentioned a committee to work together on this project: Jim Barker and Tony Frick acknowledged they would evaluate the quotes.
 2. Gate entrance voting commenced: Vote 40 No, 27 Yes, 5 No response. No further discussion.
 3. Spectrum update: Spectrum continues to move forward with a potential start near the end of May 2026. Tall green boxes have been removed and flat more attractive utilities have been placed. It was reported they will replace the dead sod in the future when we are not in a drought. Per Debra Babcock the issue with start-up remains at the railroad crossing at this time.
 4. Tree Trimming in the community will commence in the upcoming months
 5. Lot 29 – Application for in-ground pool was submitted with photos and plans. The application meets the by-laws. Motion to approve made by Stephanie Peebles, 2nd Jayme Randazzo – approved unanimously.
 6. Lot 74 - An application submitted for outbuilding in April includes a HARSHIP variance request. This request was started in March 2026. The project initially contingent on more information and receipt of county permitting (structural photos) with regard to the submitted materials. There were concerns related to what looks like a "lean- to" type shelter and the fact that the building is not further back from the front line of the house. Permit was initially approved with a vote of 4-3 based on submitted package. The board has recommended a meeting with the homeowners be scheduled quickly to address the community and HOA Board concerns.
 7. Front entrance "Old Mill Run" signage and Landscape continuation: Josh and Samantha were not present to provide an update on this project. Tabled.

8. NFRD, LLC Large signage at the front of the entrance will be moved to a different location most likely beyond the entrance of Shirley Shores.

E. **Old/open/new items:** – Board Members: Stephanie Peebles reported Florida Wildlife and Management would like anyone seeing Gopher turtles as they are tracking them.

Link provided: <https://floridawildlifefederation.org/gopher-tortoise/>

- a. It was also noted the Horse Equestrian land once again is back in discussions with the possibility of being Annexed into Tavares and lot sizes of ¼ acre. More information will be reported as the community is made aware of the results.
- b. There was an extensive discussion with the board and community members regarding the application for a outbuilding on lot 74. Members made it clear there was “outrage” over the size and location of the building project. The board indicated they would meet with the owners to discuss the members concerns.
- c. Homeowner Paul reported the Blueberry Farm had a number of new contract proposals in the works and was back in negotiations for development.

F. **“Members have the Floor”** - David Batson requested to speak regarding the “swales” and easements of the community reporting a number of yards have overgrown vines and brown grass in those areas. His presentation consisted of photos of easements/yards through the neighborhood of “unkept areas”. Mr. Batson suggested if they can’t get them looking better then maybe the HOA board needs to assist.

- a. Members noted the fence on Lenze needs paint and it was requested that it be rolled as there was great concern over any type of over- spray on neighboring homes/items. Volunteers are needed to paint the fence however, with lack of enthusiasm, it will likely have to be paid for by the HOA. No members volunteered at this time for the project.

G. A motion to adjourn was made by Stephanie Peebles with a 2nd by Vince Lombardo. Passed unanimously 7:53PM.

Member signature: _____

DATE: _____