

MINUTES

BILLY CREEK LOT OWNER'S ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
Thursday, May 29, 2025
Zoom ID: 818 5234 2530
Ft. Myers, Florida

DETERMINATION OF QUORUM. Board members present were Steve Henry, Daniel Parent, and Tom Super. Vernon Smith, Chase Mayhugh and Darren Samuel, Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Tom Super, called the meeting to order at 10:06 a.m. at the location specified in the notice for this meeting.

CONFIRMATION OF PROPER MEETING NOTICE. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all members on May 1, 2025.

WELCOME GUESTS. Tom Super welcomed all guests that came for the Annual Meeting. Due to a lack of quorum with only 50 of a total of 160 and 81.5 were needed, an Annual Meeting could not be called to order.

READING AND DISPOSAL OF MINUTES. Tom Super made a motion to approve the July 23, 2024 Organizational Board of Directors meeting minutes. Daniel Parent seconded the motion. Motion passed unanimously.

FINANCIAL REPORTS. Allison Cefalu presented the financials as of April 30, 2025 to the Board. Total Checking/Savings \$194,541.65. Accounts Receivables \$847.00. Other Current Assets \$3,841.54. Total Assets / Liability & Equity \$199,230.19.

Allison Cefalu reported one lot past due on the Annual Assessments. Management will send another reminder notice to owner.

UNFINISHED BUSINESS. *Homeless Concerns.* The Association had a few areas along Zip Drive cleaned up of homeless camps. Lee County Sheriff Department has been out on several occasions. The Board of Directors, Management and surrounding properties are working with the Lee County Sheriff's office to have their "Rehoming Division" out to Billy Creek to help relocate them. Some have received trespass tickets but can only be trespassed when the Sheriff, Board member and trespasser are all present. It was reported that another group has relocated to the rear of 5750-5780 Zip Drive.

Drainage. It was reported some of the standing water issues along zip drive have gotten better but the issue is not resolved. Management will contact Lee County DOT to have them inspect the culvert drains throughout the park. The Association is currently on a recurring maintenance schedule for the ditch on Luckett Road. Tom Super will confirm with Down To Earth the Association is also on a recurring maintenance schedule for the storm drain on Zip Drive. If not

he will obtain proposal. Association will also have the areas the Association is responsible for assessed to ensure the drainage is working properly.

NEW BUSINESS. *Election of Officers.* After discussion the following officers were elected unanimously by the Board present.

Tom Super	President
Steve Henry	Vice President
Daniel Parent	Secretary
Vernon Smith	Treasurer
Darren Samuel	Director
Chase Mayhugh	Director

Adoption of the 2025 Budget. Allison Cefalu presented the Proposed Budget with the Reserve Schedule. After review and discussion Steve Henry made a motion to accept the 2025 Budget as proposed. Daniel Parent seconded the motion. Motion passed unanimously.

Open Forum. The floor was opened to owners present and questions and concerns were addressed.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors to be determined.

ADJOURNMENT. There being no further business Steve Henry made a motion to adjourn the meeting. Daniel Parent seconded the motion and the meeting was adjourned at 10:53 p.m.

Meeting minutes typed by Management Professionals, Inc. but have not yet been approved by the Board of Directors.