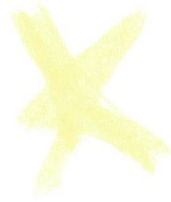


Bring up @ Aug 2025 meeting



Keys on P+L
or Dec is
9,630.00

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038

Date: January 10, 2023

1. Call to Order by G. Hunter
2. Invocation: S. Keen / Pledge of Allegiance
3. Welcome by Chairman to all recently elected new and returning board members, officers and alternates for 2023.

First order of business is election of Chairman and Vice Chairman

Tom Trammel nominates Glenn Hunter as Chairman, 2nd T. Mathews, motion passes.

Charlee Thompson elects Tom Trammel as Vice Chair, 2nd V. Ackerson, motion passes.

4. Roll Call:

<u>Board Members:</u>	<u>Officers:</u>	<u>Alternates:</u>
Glenn Hunter, Chairman	Terri Hester, President	Judy Brim
Tom Trammel, Vice Chairman	Mickey Olson, Vice President	-Amanda Cartwright
Vonda Ackerson	Victoria Imm, Treasurer	Mike Davis
James Baker;	Hilda Gilchrist, Secretary	-Stephanie Watson
-John Bryant		
Sammy Keen		
Tommy Matthews		
Rick Palm	<u>Park Manager</u>	
Cathy Rieker	Bill Brim	
Wayne Sellers		
Charlee Thompson		

5. *Motion to approve all those who called in by C. Thompson, 2nd S. Keen; motion passes*

6. *Approve January Agenda : Motion by C. Thompson, 2nd T. Mathews; motion passes.*

7. *Approve Dec. Minutes : W. Seller's noted he, nor J. Baker we're board members in Dec. Motion to approve once corrected, C. Thompson, 2nd T. Mathews, motion passes.*

8. Secretary's report, H. Gilchrist

SUMMARY OF COMMENTS AND PROPOSED ACTIONS:

As a first year officer, I would like to make a general comment that I am surprised at the number of spirited, off topic, and sometimes unproductive complaints that take up so much of our meeting time. I do believe it's getting better, especially now that the elections are over. Our Board members deserve our support and gratitude for all they do to help improve and maintain Three River Estates.

I've taken the liberty of summarizing issues that have been brought up by residents of Three Rivers Estates during our 2022, Board Meetings. This is my attempt to provide responses discussed and/or brought for consideration so there can be some closure to make way for more productive Board Meetings in 2023.

I'd like to thank our general membership for speaking up, especially when done courteously and thoughtfully.

The issues brought to us are broken into three tiers.

The first tier, are those we already have rules that, if enforced, resolve the issues.

The second have rules that could be interpreted in a way that could assist in resolving the issue.

The third need to be considered since there is little guidance on them.

FIRST TIER ISSUES:

1. DOGS AT PARKS: DOG'S ARE NOT ALLOWED IN OUR PARKS ON THE ICHETUCKNEE SPRING RUN. THEY ARE ACCEPTED AT PARKS ON THE SANTA FE.

People are still bringing dogs to Hodor, Point and Midpoint Parks. Members, complain of feces on the ground, of being intimidated by dogs, of dog waste not being picked up, and of dogs NOT under control. This is a liability for TREPO

Some reasons we don't allow dogs in our more popular parks:

*Highly infectious staph infection can be caused by animal feces.

*Dog bites...Kids or others may come up to dogs that may get agitated and out of control. If a dog bites a child or anyone, it can cause life long effects; dog owners will be liable!

These are rules regarding dogs:

A. There is a leash law in Columbia County that applies to TREPO.

B. Dogs are not allowed at our TREPO Parks on the Ichetucknee spring run.

C. Service animals are allowed in all our parks if

1. they are required for a disability

2. and if they have been trained to provide a service to their owner,

D. Dogs are only allowed at Fishing Park, Camping Park, and Boat Ramp Park (to get in and out of a boat) and Bridge Park allowed on leashes as long as owners pick up after their dogs.

ACTION: If a member encounters a situation where an animal is in the park and/or not under control of a leash, a warning and/ or removal from the park is required, because they are breaking rules.

NOTE:

*Emotional support dogs are not considered service animals.

*Dog owners must bring their own poop bags and use them to completely pick up their dog's waste.

From all public spaces where dogs are allowed.



2. GLASS in the parks:

Members have complained of glass on the ground.

ACTION: Glass containers are NOT ALLOWED in the parks; Gate Greeters and Park Manager have a right to request inspection of coolers and anyone found with glass can be asked to leave the park and take their glass containers with them.

SECOND TIER ISSUES:

1. AIR BnB's have become issues in many communities, and TREPO is no exception. Some members argue that members are violating many of our Protective Covenants and ask for action to prohibit them. Our chairman has noted, it may not be easy to prohibit AirBnB's since precedence has been set.

V. Ackerson: We're having somebody look at some recent laws. She know there's one that stipulates if it's under a six month rental there are some consequences.

ACTION TO CONSIDER: we need to enforce Restrictions and Protective Covenants. For example in Paragraph 13 shown on next page, it notes that businesses are not allowed, and only one single family dwelling shall be constructed on a lot in 3 River Estates.

2. In keeping with the issue of rentals, The fact is that especially **During the summer, our Parks, are experiencing many "guests" including large groups.** Some renters choose to expand their

parties to friends in the area. Members have complained that it is not fair that Airbnb guests, who don't pay a fee for park maintenance or membership be allowed to use TREPO parks.

ACTION NEEDED: Enforcement of current Covenants and Restriction...Owner must be present and board approval is required for groups of 12 or more.

13. Only one single-family dwelling shall be built upon any one lot as shown in the recorded survey of the lands covered by these restrictions, and no business, trade or occupational shall be conducted on or in connection with any such lot, nor shall anything be done which may be or may become an annoyance or nuisance to the owners of paid property.

3. Three Rivers Estates allows only one single-family dwelling on any one lot (as noted above), yet permits are being provided by CC for structures that may not be single family.

4. C.C. is allowing power and septic without site plans showing single family home site (min. 800 sq. ft.), which then allows mobile homes, mini houses to be brought into these lots.

5. People live in RV's for more than the 6 months allowable.

ACTION NEEDED: Columbia County Code Enforcement for Three Rivers Estates is "complaint driven" Even then, they seem quite lax on enforcement.

*People need to e-Mail complaints to TREPO with addresses of violators. The Board will then make the complaint to CC Code Enforcement in the name of the Chairman and President, so that individual members are protected.

* Chairman should set up a meeting with Columbia County Planning and Zoning and Code Enforcement (Director Troy Crews) to discuss their policies and actions in more detail.

6. **NOISE COMPLAINTS:** At the beginning of the year, there were many complaints regarding noise from loud music at the parks.

ACTION TAKEN: It was noted that Columbia County has a noise ordinance, and that those playing music should do so for their immediate group (within +/- 25 feet of the source).

THIRD TIER ISSUES:

1. DOGS ON THE RIVER:

Dogs are not allowed to access the river from the Ichetucknee State Park, since dogs can cause a lot of harm to edge and bottom vegetation on the river.

TREPO will allow a member, whose dog is going to accompany him or her on a vessel, to access the water through Boat Ramp Park, only if the dog on a leash and the dogs path is limited going directly to or from the water. However we cannot control access when on private properties.

*T. Tramel suggests we consider separate launch and exit areas for those with dogs.

NOTE: Ray Garner, A resident of TREPO for 19 years, has pretty much stopped going to the parks except at night. He requests assurance that dogs are allowed on the river. He said that in the past he had worked with a previous resident (no longer here), on having both Camping & Fishing Park be dog friendly, he noted he was willing to help set up with doggie bags and everything if necessary.

ACTION TAKEN: A committee has been set up and includes Cathy Rieker, Laura Hunter, Ray Garner, Wayne Sellers, and Hilda Gilchrist. They will further study this issue and make recommendations.

2. REQUESTS TO ALLOW SWIMMING AT BOAT RAMP PARK WHEN NO BOATS ARE PRESENT:

ACTION TAKEN: this suggestion was put on the website as a vote. The members went online and voted 158 152 that swimming should NOT be allowed, and that the park should be just for boaters.

3. PARK KEY ACCESS: It was noted that the master key (with a code number) is hidden place somewhere in each of the parks so that Management District and Game Commission have entry as needed. Someone is giving out the code number it was being used.

ACTION TAKEN: code has been changed and FWC will have access when needed. The Game Commission has been given their own key.

4. ILLEGAL PARKING AND RIVER ACCESS is frequent from entrance #1/ CR 27 @ Riverside Floaters are getting in off the highway.

CHALLENGES: We can only enforce no parking within TREPO property. As long as they stay in the waterway, there's nothing we can do; if they step foot in TREPO parks they are trespassing, however, it would be almost impossible to tell who they are. Three entities own property in areas where people park... FDOT, Columbia county and DUKE energy. TREPO cannot "ticket" illegally parked cars.

ACTION PROPOSED: place large rocks where we can on TREPO property. Glenn will contact Duke Energy out of Tallahassee and see if we can get their permission to place boulders to prevent access to river, possibly signs for no parking. They (Duke) actually put the fence up that seems to work.

5. SUGGESTION TO LET MEMBERSHIP PROVIDE MORE INPUT.

A. Surveys, etc.

B. Request we put list of Capital Projects online to get comments from the general membership.

C. Request we post agenda 10-12 days prior to Board Meetings so members can decide whether to attend.

ACTION: Surveys are posted on the Web Site to get input from membership, as worked for input on Boat Ramp Park. Board Members are elected to make decisions. The general membership is welcome at meetings, and members can also submit suggestions through the TREPO Web Site.

6. PARK USE AFTER SUNSET: Parks are closed with the exception of camping park where only registered campers will be allowed.

ACTION: Registration on the Web site was added two months ago. Park manager requested reservations for the pavilion at Camping Park. Adding of tables and benches may take care of conflicts. Key number and member names can be collected from people who are found in parks after sunset; they can be warned, and privileges can be taken away.

7. CAMPING PARK:

A. 4 wheelers and flooding have caused lots of mounds and depressions and makes it difficult to camp there.

ACTION TAKEN: Depressions that are a minimum of 75 feet from the water have been filled as requested.

B. Illegal paraphernalia has been found.

ACTION: Drugs are NOT allowed in our parks, members caught will lose their privileges

C. People party till all hours sometimes staying on the park without tents,

D. People are cutting trees and leaving very sharp trunks.

E. The one pavilion may need reservations, since once it is claimed, the users stay for much of the day, and others complain.

ACTION TAKEN: Camping reservations must now be made and approved on TREPO Web Site so that we know who is registered to be in Camping Park after sundown. reservation may be required for the one pavilion, as they are for pavilions at Hodor and Point Park. Park Manager noted that he spoke to the member who lives next to Camping Park, says lots of people access the park even after midnight. Members who break rules will be sanctioned.

D. SOME HAVE SUGGESTED WE NO LONGER NEED A CAMPING PARK.

People are taking advantage of taking dogs there on a leash. Not much camping going on in the winter.

ACTION TO BE CONSIDERED: A true Dog Park has been considered, however, fencing is not a good element in wetlands! Park manager, and H. Gilchrist will conduct site visit and bring back recommendations.

8. HODOR PARK:

A. Rude behavior, inappropriate activity, and/or loud music creating a scene at our park(s). Families reporting they avoid going with children and families.

ACTION PROPOSED: call Sheriff to assist with removal, request their office provide us with a report identifying date, time, cause for disturbance (i.e. trespassing, creating a scene or inappropriate behavior.

B. Once the gate keepers leave at 5 or 6 a whole other group comes in, the attitudes change, the speeding of vehicles and 4 wheelers goes up,. A child and his dog was almost run over

ACTION SUGGESTED:

Maybe the gate keepers could stagger during summer.

Sheriff's could come later and stay later.

C. Swimming area is congested with swimmers, kayakers, canoes, and tubers.

ACTION BEING EXPLORED: The board is working with Management District looking at several options including siting of a separate launch area to separate canoes, kayaks, and tubes from swimming area. This would be an expensive undertaking.

9. POINT PARK:

A. Many conflicts between boats, swimmers and tubers occur.

B. Large numbers of swimmers and tubers congregate at swimming areas on the Ichetucknee spring run

ACTION BEING EXPLORED: Delineate swimming area, difficult due to varying river levels.

C. Boats are pulling up on the shoreline, grounding and causing erosion.

D. Boats are pulled up to the bank just north of the swimming area and tied ropes onto Cypress.

ACTION BEING EXPLORED: State of Florida allows for prohibiting anchoring, grounding and beaching of vessels in springs and spring runs. Requesting these protections from FWC will be looked into.

E. The integrity of the shoreline is being decimated by boats and too much activity.

ACTION BEING EXPLORED: The Board is working with the Management District for remediation solutions for this and other parks.

F. Trailers are being left attached to vehicles in the parking area.

ACTION: Trailers are not allowed in parking areas, except at Fishing Park and at the parking area north of the Club House. Wanda asked to add reservations for the (2) Point Park pavilions.

G. A member reported that her friend was almost run over by a man on a green & black 4 wheel vehicle exceeding speed.

ACTION APPROVED AT AUGUST MEETING: Provide a warning to "Mr. Steele", along with photo used to identify him as the violator; his park privileges can be taken away.

10. ALL TREPO PARKS: The shoreline is highly eroded along the frontage of all parks on the Santa Fe River.

ACTION TAKEN: The Board is working with the Management District for remediation solutions.

11. CEMETERY: Request for cleanup

ACTION TAKEN & TO BE CONSIDERED: It is not a park; it was cleaned up a bit, 2 trees were take down at the gate, a fence was repaired and mowing took place. Maybe a group can take regular maintenance on?

12. CLEARING OF VEGETATION WITHIN 75' OF RIVERS. No one is supposed to clear within 75' to the water line and that people should not be fertilizing.

ACTION PROPOSED: Use our Web Site to remind members of river protection behaviors required or encouraged!

13. CAPITAL IMPROVEMENT PROJECTS: the following is a preliminary list of proposed projects for 2023:

- 1) Remodel the Club House to increase capacity and improve sound and air quality.
- 2) Improve the Boat Ramp on the Suwanee County side.
- 3) Complete all WIFI installations.
- 4) Remodel the Pavilion at Hodor Park to increase capacity for our meetings.
- 5) Improvements at Fishing Park entrances and shoreline.

- 6) Improvements at Brennon Park and Pavilion.
 - 7) Improve Suwanee County Bathrooms.
 - 8) Permit and improve Camping Park shoreline and consider changing it's use.
 - 9) Purchase better picnic tables for parks.
 - 10) Continue to explore separate launch facilities for kayaks, and canoes at Hodor Park.
 - 11) Come up with a way to safely identify swimming areas at the three parks on the Ichetucknee.
- *Chairman noted that the Board is engaged with Suwanee River Management District, on getting a permit for Boat Ramp at the Brennan Park Pavilion at the edge of the Santa Fe; a slow process!
- *T.Mathews recommends to ask people take charge of each projects.

ACTION PROPOSED: Use our Web Site to post projects we are embarking on, and ask for interested members to get involved.

14. MOTORIZED VESSELS ON THE ICHETUCKNEE: a member on the Suwanee side made the request to limit the operation of motorized vessels. A responsible boater spoke saying he didn't think it was the Board's place to take vote on banning boats on the Ichetucknee. He agrees that many boaters use the spring run in dangerous ways, but says it's been a NO WAKE zone all along, and he'd rather get out and paint all the old signs!

ACTION TAKEN: the board did not vote to ban boats, they voted 6 to 3 support the efforts of the group working on identifying the lower Ichetucknee as a Special Protection Zone (SPZ). This would restrict the operation of motorized vessels therein. The actual statute calls for restricting the anchoring, mooring and beaching of motorized vessels on spring and spring runs.

Questions led to a discussion related to the first Tier issue...Dogs in the Parks. Vicky Imm requested the board consider allowing dogs on Brennan Park; the park rules know that dogs are allowed on leash; there is a group of people that meet at the park frequently; some bring their dogs, and there's never been any problem. Chairman noted that we are trying to determine whether this is in keeping with TREPO's concern that dogs be allowed at popular parks. Need to go back and determine the reason that we came up with rules, which is that when you have 100 people mixed with dogs, it is not be safe. H. Gilchrist suggested we consider that if the park has Santa Fe River frontage, dogs on leashes be allowed. T. Mathews suggested a 3-5 person committee meet and report back at the next meeting. C. Rieker volunteered to chair the committee, W.Sellers, Laura Hunter, Ray Gerner, H.Gilchrist. T. Tramel reiterated his suggestion to section an area off in some of the low traffic parks, where dogs and owners are allowed. We can't fence down to the river, but we might be able to provide some areas in some of the parks that are usable.

9. Treasurer's Report:

Please refer to attachments for full report & P&L chart.

Drummond Bank Account info for October 2022:

Checking bal:	\$16,076.74	Monthly Checks:	\$16,004.64
Savings:	50,034.81	Auto Drafts:	646.88
Memberships:	10,427.00	Total Expenditures:	\$16,651.52
Total:	\$ 76,538.55		
		Transf. to Reg. Checking:	\$ 0.00
		Interest-Reg. Ckg:	.18
		Interest-Savings:	6.31
		Deposits-Reg. Ckg:	550.00
		Deposits-Mem Ckg:	1,950.00
		Electronic Deposits (Est.):	5,950.00
		Total Deposits:	\$ 8,456.49

date is
on december
financials

Chairman questioned the monthly expenditures number. Treas. Noted that sometimes checks come in that have been out for months. Take a look at the P & L, where we spent over \$16,000 just on keys. Motion to approve treasure's report C. Thompson, 2nd T. Tramel, motion passes.

Refer to Oct 2022 Minutes + Spt P+L

Keys purchased in Dec. 2022 for 9630.00

Accordic to P+L Dec. (NOT 16,000)

10. President's Report, Terri Hester:

People who want to bring 12 or more guests must have prior approval and also the members should accompany their guests into the parks.

11. Park Managers Report, Bill Brim:

Please refer to Park Manager's Report (6 month summary) submitted by B.Brim.

Yearly summary: 1,140 visits made to the parks since he was hired in 2022.

163 times gates were found open; 119 confrontations noted.

12. Maintenance Committee Report, J. Bryant usually takes this, since he's not here.

Terri requested B. Brim report on a few repairs, he did; all will be taken care of.

13. Communications Committee Report:

Membership update: V. Ackerson

*Columbia County: 118

*Suwanee County: + 41

*Total 2022: 159

*Our new membership form has updated late fees, and choice of whether you want to pick up or get keys mailed. Also added statement on being aware of rules, and you know where to find them. Also, paying for keys, vs. dues. Whether you utilize the parks has nothing to do with the park keys. Each shall be responsible for for equal share of running the association.

Key day is January 21 (1/21) 10-2.

14. New Business:

Chairman received a letter from Skip Clemons, a Three Rivers Property Owner, requesting an issue be brought up at the Jan. board meeting... We have a policy that no matter how many properties a member owns, they are allowed one vote. Keys are not sold, they are a privilege to membership. It is correct to provide only 2 keys or member. There is no reason to allow members to purchase mor keys. *V. Ackerson notes that this is being done right now. If the lot owner wants to assume the responsibility for the long time renter, they should be able to obtain more keys. C. Thompson pays for numerous memberships since he has several long term renters.

*J. Baker asks about over 6 month rentals. Requests we have a sub-section with the renter's name. If J. Doe has several properties, with multiple keys, the renter's name needs to be on the records.

*Another problem is people who loose their keys. They still have another key, and it is proposed that no more keys be providing, since that would be like selling keys. A general member supported this saying he's been here since 1990 and he considers that kids are not replaceable. If you lose both, then you can't access the parks.

*W. Seller's recommends we discuss the Airbnb's (short term rentals) where guests access the parks.

*Should Terri hold a town Hall to hear from all members (both sides).

Or a survey...asking do you want Airbnb people here or not?

Chairman says he has received many comments...Who are all these people who are accessing our parks?

*Also we may be having some violations to the A-3 zoning.

*H. Gilchrist notes that communities in FI have been able to stop Airbnb's, they've acted quickly.

*Chairman...So what will happen when we start issuing/distributing keys in a few weeks.

*T.Tramel agrees with Mr. Clemons that we need to come up with something right away. He suggests he make a motion limiting issuing more than 2 keys per member. With an option where a separate memberships are paid for long term renters.

* J. Baker suggests an affidavit be provided by the member/owner to prove long term rentals.

*C. Thompson suggests we suspend the issuing of additional keys until a later date.

President notes that she has an issue right now where she has 3 LLC's all going to the same address and they expect 6 keys.

* C.Thom[son notes that LLC's are legal entities in FI. Maybe a name (contact person) must be associated with each membership.

- * 3-4 situations need to be discussed and action determined. We need to protect our members.

Discussion was opened up to the general membership:

- * S. Greco suggests to keep things the way they are this year.
- * New person (outside influence) comes in and create problems.
- * J. Crane was asked to submit his renter's name (last year) in c/o J.Crane.
- * Members are required to buy one membership but can opt to get more than one.
- * Everyone will be receiving an invoice, although we are not sure how reliable lists are.
- * Key Control Committee with T. Hester, chair, V.Ackerson, S.Greco.
- * Immediate family members should be allowed be included in the membership.
- * **Financial systems....** 3 hardship cases have been approved; they will pay the first \$100. T. Hester said one member has offered to pay one of the three, others will be found to make up the share.
- * **S. Keen said it is as hardship, if you loose keys, you loose. He made a motion that no additional keys be provided if one of 2 keys are lost; second by C.Thompson, motion passes.**

Tommy Mathews

Capital improvement's questionnaire responses... only 12 people participated by prioritizing 5 improvements of their choice to assist Board in prioritizing.

2025

- 1) Remodel Clubhouse to increase capacity, improve air quality, and sound projection.
- 2) Improve the Boat Ramp on the Suwanee County side (in progress w/ management Dist.
- 3) Complete all WIFI being achieved.
- ✓4) Remodel the Pavilion at Hodor Park (seating area around the pavilion)
- ✓5) Improve Boat Ramp on Columbia side.
- 6) Fishing Park.
- 7) Improvements at Brennan Park.

*T.Mathews recommends two be pursued...suggests 1 and 4 be pursued, but notes others can be included since they are priorities only.

*W. Seller's asks whether the boat ramp on the Suwanee side includes the bathroom. Someone notes that improvements were made.

*Chairman notes that anything can be included, but emphasis is that the boat ramp is not very efficient, and there are issues with the trailers. The process was initiated on Dec. 1 2023 with the Management Dist.

*Chairman suggests a committee where someone can sketch up something that we can see, and then hire an engineer for the permitting and approval.

*Chairman, T. Mathews, S.Keen, David Gilchrist

midpoint + Point Park too?

15. Old Business:

16. Open Property Owner's Comments

J. Crane brings up that a lot of the new members are concerned that they have not received invoices. It was noted that they will receive them this coming week.

17. Next meeting: consensus achieved to change next meeting from 2nd Tues. (Valentine's Day) to the first Tuesday... **February 7th, 2023.**

18. Adjourn: Motion to adjourn, 2nd by J.Baker. 8:55



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038

Date: February 7, 2023

1. Call to Order by G. Hunter
2. Invocation: W. Sellers
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	Judy Brim
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	-Amanda Cartwright
Vonda Ackerson	Victoria Imm, Treasurer	Mike Davis
James Baker	Hilda Gilchrist, Secretary	-Stephanie Watson
-John Bryant		
Sammy Keen		
Tommy Matthews		
Rick Palm	<u>Park Manager</u>	
Cathy Rieker	Bill Brim	
Wayne Sellers		
Charlee Thompson		

5. Motion to approve all excusable members by C. Thompson, 2nd T. Tramel; motion passes.
6. Approve February Agenda : Motion by C. Thompson, 2nd W. Sellers; motion passes.
7. Approve January Minutes: Spelling of Ray Berber will be corrected. Line 7, remove W. Seller's and J. Baker since they had not stepped up in Dec. Page 2, strike note... J. Crane's opinion...
* Chairman noted there is a committee that will begin to work on Airbnb with legal counsel. Motion to approve minutes, pending changes, C. Thompson, 2nd by T. Tramel, Motion passes.

8. Secretary's report, H. Gilchrist

Secretary noted that she will be getting a printer so that Terri and Wanda don't have to take that on along with all their other business.

9. Treasurer's Report: V. Imm

Since we moved meeting date to 1st week in Feb., Carol was not able to put together P&L chart.

As of January 31st...

Drummond Bank Account info for October 2022:

Checking Plus (5641): \$46,138.52

Reg. Savings (0820): 50,034.81

Classic Check (4832): 50,742.00

Total: \$146,915.33 JNW 31

Membership Account (4832)

Monthly Checks: \$47,105.00

Dep. on line: 33,210.00

Total Expenditures: \$80,315.00

Where are expenses?
LIST AS Deposits
on Feb Financials

*Normal monthly checks were written with following exceptions Transf. \$ 40,000.00 to (4832)

Rock at Fishing Park \$ 240.00

Liability Ins. 2,563.26

Print Invoices 1,053.41

Refund dues overpayments 305.34

Motion to approve treasure's report C. Thompson, 2nd V. Ackerson, motion passes.

*Also, Drummond is closing, we have representative at SEACOAST Williston's Branch. Account number's won't change; our business plans will map over so we don't have charges; on line will be under Seacoast.

Where are actual expenses for Jan. 2023?

*R. Palm volunteered to be a committee of one and come back with recommendation.

*C. Thompson notes that he set up an electronic e-Mail last year; it's ready to go, so he is added to the committee.

*T. Mathews about our membership increase which could be addressed in newsletter.

15. Old Business: Tommy Mathews

*The project committee met Feb. 6 2023, The plan is to remodel the clubhouse and eliminate the bathroom in the office. He will be speaking with the building department to confirm that they accept the plan to get rid of the interior bathroom and use those to the south.

The plan also includes improving the large Hodor Pavilion with more seating and built in tables at the edges, so that we can use it for our meetings while we remodel the clubhouse. Plan is to remove the tables, and fix west end by removing existing trusses and match existing roofline with new trusses, also address decking repair. Tommy hopes to go to bid the plans for the pavilion (handed out to Board) and have bids back for the next meeting.

Pets on Park Property: C. Rieker

*Two lengthy meetings were conducted to consider having dogs in the parks up to, and including creating a dog park for our members to use. After discussing our ideas with the insurance company, the committee determined that creating a dog park would be too greater liability for the community, particularly since we do not have the resources or man-power to properly monitor it. We unanimously agreed that the rules already in place regarding dogs in the parks should stand as they are, with one addendum. All dogs must have current rabies vaccination tag, visible or in possession of the owner, while at the designated parks that allow dogs. The rules can be found posted within the parks and are also on our website at TREPO.net

*Park Manager notes people think they can bring dogs on leashes to all parks. There are 3 parks on the Columbia side where **dogs are allowed on a leash**, they are **Camping Park, Fishing Park and Bridge Park**. On the Suwanee side no dogs are allowed at any parks except when walked directly to a boat.

*Tommy Matthews brings up that the policies and procedures adopted May 7, 2018 clearly states rules for every Park, but he questions whether it was adopted. Both the Chairman and V. Imm confirm that it was adopted. C. Thompson was requested to publish onto our website.

*Chairman requested that the document be reviewed by the communications committee and a report be brought back at the next meeting and then we can post it.

*R.Gerner objected to what he heard; he claims his dog can't access the water at the parks noted, and asks why dogs can't be allowed in parks during the week when attendance is much lower.

*W. Seller's noted that if we make it legal to allow dogs in our parks, our insurance will be canceled; the Insurance Co. essentially said... You do what you want to do, TREPO, but if there's an incident, we cancel your insurance.

V.Imm added...As you remember, we already had an incident last year when there were dogs in the park, and a gentleman was approached by the dog and he was very intimidated. There was a huge blow up, fortunately, the man didn't have a heart attack in the water. If we designate that dogs are allowed as R.Gerner would like, and this had turned into a lawsuit, TREPO would be liable.

*Chairman noted that by requiring the vaccinations (as they are at State Parks), that will assist the park manager with members who continue to bring their dogs to parks.

*T.Tramel noted there are no dogs allowed in our parks with the exception of service dogs. Unfortunately, there are only two questions that can be asked of the owner...1) Is this a service dog and 2) what is this service dog trained to do for you.

* H Gilchrist noted that if R.Gerner could get his dog trained to be a service dog, then it would be allowed. She also noted that although he claims his dog can't reach the water at the parks where dogs are allowed, she disagrees... they are able to reach the water she's walked those parks.

*Cathy noted he wants to use Hodor, but it was made clear during the committee meetings that the rules don't allow that.

16. Open Property Owner's Comments

* Jesse Crane, Texas Lane inquired whether TREPO got the IRS not-for-profit status back.

* The chairman responded that Carol is not here and we will check with the accountants. Our county says we are not a none profit, therefore we are NOT eligible to not pay sales tax. We will be filing a 1120H form as required.

* Tim Dockery thanked the board for everything. He's finally retired, he bought his place for his employees, guest and family. He's only here part time, mainly in the winter, while they come in the summer. He cannot accompany his guests to the park and suggests a provision where members can submit names of family and friends that would be allowed access to the park.

* Chairman noted there is a committee working on exceptions that include what he has recommended.

* David Lopez of 1643 Newark Drive rents from a corporation with an option to buy. He was given a key by the corporation that did not work.

* V. Ackerson notes that as a long-term rental he should be able to get a viable key from whomever's name is on the deed (the corporation), and then, once he purchases and gives TREPO a recorded copy of the deed then he can get a key. His name is not on the deed, and that is why he hasn't gotten any newsletters or any other correspondence.

* Christine Richard of 440 Southwest Albany Terrace here with her brother. She complains that the 10 acres across from her (Albany Terrace & Copperhead), recently sold but the owner (Steve Ray) continues to live in the power easement (County property) owned by Duke energy. He's trashing the place up, he drags a 600 foot extension cord and gets water from her property.

* Chairman notes that this is not something we can do anything about and referred him to the **County, Commissioner** and Code Enforcement. The new owner and they have called the Sheriff's office however, every time the Sheriff comes, the owner runs in the woods.

17. March 14, 2023.

18. Adjourn: Motion to adjourn 8:09



Meeting Minutes: Three River Estates Property Owners, Fort White, FL 32038

Date: 3/14/2023

1. Call to Order by G. Hunter
2. Invocation: Wayne Seller's
3. Pledge of Allegiance
4. Roll Call:

Board Members:

Glenn Hunter, Chairman
 Tom Tramel, Vice Chairman
 Vonda Ackerson
 James Baker
 -John Bryant.(sick)
 -Sammy Keen ?
 Tommy Matthews
 Rick Palm
 Cathy Rieker
 Wayne Sellers
 -Charlee Thompson (sick)

Officers:

Terri Hester, President
 -Mickey Olson, Vice President (back pain)
 Vicky Imm, Treasurer
 Hilda Gilchrist, Secretary

Alternates:

Judy Brim
 Mike Davis
 Steph. Watson

Park Manager

Bill Brim

5. Motion to approve all those absent: V. Ackerson; 2nd T. Tramel, motion passes
6. Approve March Agenda : Motion: W. Sellers; 2nd. T.Tramel, motion passes.
7. Approve February Minutes with changes noted : Motion: T.Tramel; 2nd, V.Ackerson, motion passes.

8. Secretary's report, H. Gilchrist: None to report.

9. Treasurer's Report, Vicky Imm:

All funds have moved successfully from Drummond Bank to Seacoast Bank.

Please refer to Treasurer's attachments for P&L Chart.

Seacoast Bank Account info for February 2023:

Checking bal:	\$39,931.69	Monthly Checks:	\$ 5,626.35
Savings (Reserves)	50,034.81	Auto Drafts:	980.63
Memberships:	88,289.00	Total Expenditures:	\$ 6,606.98
Total:	\$ 178,255.50		

Transf. to Reg. Checking:	\$ 0.00
Interest-Reg. Ckg:	.15
Interest-Savings:	0.00
Deposits-Reg. Ckg:	400.00
Deposits-Mem Ckg:	27,617.00
Electronic Deposits:	9,930.00
Total Deposits:	\$ 37,947.15

10. President's Report, Terri Hester: Important Dates!

March 26th: Spring Blowout, 12-4

April 1st: Easter Egg Hunt, 12-2

April 22nd: Fish Fry, tickets, 11:30, Serving will begin at noon. \$9.50 Adults

\$4.00 Children under 12

11. Park Managers Report, Bill Brim: please refer to separate Park Manager's report.

*Park attendance has picked up with warm temperatures, speeding and traffic in front of Hodor during loading and unloading of tubes and people. This is a real problem! New traffic signs are needed ASAP! A discussion took place regarding reducing the speed limit to 15 MPH, or better... 5 MPH.

*J. Baker suggests we look into a message board...SLOW, Tubers loading.

*Stronger communication with Sheriff's office was discussed and Stephanie Watson volunteered to look into it. it was noted that the amount of time a sheriff spends in Three Rivers has been greatly reduced. It was suggested that we request increased patrolling, however, the sheriff's have not been giving tickets, and enforcement is needed!

Our park signs need to be reviewed to clearly state no dogs, no trailers, etc. V. Ackerson will be doing this and submitting proposed verbiage to Board so T. Mathews can get signs made.

*P. M. noted that this week a large group of about 25 people came in on kayaks and paddle boards. He asked who had the key, and was given a number, but P.M. couldn't find that number in our records.

*The Chairman noted that because of the lawsuit filed against TREPO, we have been attacked for ensuring the safety of our members. We need to be consistent enforcing our rules...when a person, or group is not a member and not a guest, they are trespassing and breaking Park Rules. P.M. needs to find out Who are they? Where did they access our park(s) from. Our PROCESS is for the P.M. to keep a record of name, date, and time. If person refuses to give their name, the cameras will be helpful, or get a photo.

*The vice chairman suggested that we consider ID cards for all the board members?

12. Maintenance Committee Report, Tommy Mathews: Reports that we are required to have a minimum of two bids for work we contract out. He's only been able to secure one bid for the proposed improvements to the large pavilion at Hodor and although he's tried to get the second contractor to submit, it hasn't been done. He apologizes for not having a recommendation this month and hopes to have one in April.

- * P. M. Fixed the gate at Boat Ramp so that the latch works better.

- * Grills will be replaced at our Parks where necessary, since we have received new grills.

- * Overhead fan at the Gate greeters shelter in Point Park was installed.

- * Entry signs at Utah and a Suwannee side are affected by four wheelers. It was suggested large rocks be installed.

- * Someone noted it would be nice to have lighting at the entry signs, however, vandalism keeps us from installing solar lighting.

- * Many signs that have faded need to be replaced at our parks, especially at Point, Hodor and Midpoint. Signs at Hodor need to be less repetitive.

- * All the signs need a budget.

*Tim Dockery suggested keeping message on signage simple..."Drive like these are your children!"

13. Communications Committee Report: V. Ackerso: Terri is still waiting for members to submit their updated form so she can distribute keys. Key order was placed with Keaton.

Membership update:

Columbia County: 661

Suwannee County: 230

Total: 891

Camera Security Update: *All expressed a big Thank you to Charlee Thompson for all he has accomplished...Also, Camera's are going to be installed as planned at Boat Ramp, etc. Wifi is working again on Suwannee Side:*

* The Chairman notes that theft in the neighborhood has increased we should encourage residence to install cameras to video the roadway. A couple of cases have already been solved with the cameras TREPO has installed.

14. New Business:

*A member has requested we submit a complaint they have made through the board. It will be submitted to Columbia County Enforcement, once signed by our President and Chairman.

15. Old Business:

*R. Palm reported back as a committee of one, recommending we e-mail the Newsletter to everyone who provided e-mail address in the form that was requested as part of membership application. Those who did not provide e-mail addresses, will be mailed theirs. The Newsletter will also be published in the TREPO Website as C. Thompson noted (at the last meeting) he had set up an electronic e-mail for the Newsletter, and it is ready to go.

NOTE: Not having to mail out Newsletters to members will be a large savings!

*A member inquired how family and friends will be allowed to access the parks while he's not here. Chairman noted that a Committee has been established and will begin meeting after the Fish Fry date to address this issue.

*C. Rieker again clarified Dog Rules.

16. Open Property Owner's Comments:

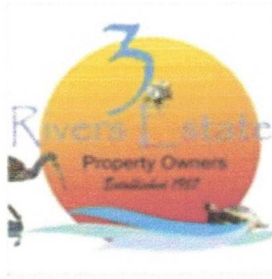
*Joan Nano (member), asked if we can send pdf of Newsletter to her.

*At least one Picnic table is requested for the pavillion at Point Park.

*An inventory of picnic tables should be made, since some like Point Park have too few, while others, like Bridge Park have too many.

17. Next meeting: April 11, 2023

Adjourn: 8:00



Meeting Minutes: Three River Estates Property Owners, Fort White, FL 32038

Date: April 11, 2023

1. Call to Order by G. Hunter
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

<u>Board Members:</u>	<u>Officers:</u>	<u>Alternates:</u>
Glenn Hunter, Chairman	Terri Hester, President	Judy Brim
Tom Tramel, Vice Chairman	-Mickey Olson, Vice President	Mike Davis
Vonda Ackerson	-Vicky Imm, Treasurer	Stephanie Watson
James Baker	Hilda Gilchrist, Secretary	
-John Bryant sick		
Sammy Keen		
Tommy Matthews	<u>Park Manager</u>	
Rick Palm	Bill Brim	
Cathy Rieker		
-Wayne Sellers		
Charlee Thompson		

5. Motion to approve all those absent by: C. Thompson; 2nd: T.Tramel, motion passes.
6. Approve April Agenda : Motion by: C.Thompson; 2nd: T.Tramel, motion passes.
7. Approve March Minutes : Motion by: V.Ackerson; 2nd: T.Tramel, motion passes.

8. Secretary's report, H. Gilchrist

Reported that her printer is not meant for large batches, thus it requires new cartridges almost every month. President said she would continue to print instead.

9. Treasurer's Report, Carol Strickland for Vicky Imm:

Please refer to separate report for & P&L chart.

Seacoast Bank Account for 2023:

Checking bal:	\$32,885.36	Monthly Checks:	\$ 6,411.26
Savings:	50,039.69	Auto Drafts:	635.07
Memberships:	103,028.32	Total Expenditures:	\$ 7,046.33
Total:	\$ 185,953.37		
		Transf. to Reg. Checking:	\$ 0.00
		Interest-Reg. Ckg:	.00
		Interest-Savings:	4.88
		Deposits-Reg. Ckg:	.00
		Deposits-Mem Ckg:	12,134.82
		Electronic Deposits (Est.):	2,604.50
		Total Deposits:	\$ 14,744.20

Motion to approve Treasurer's report R.Palm; 2nd: T.Tramel, motion passes.

10. President's Report, Terri Hester:

*She gets lots of compliments on all the functions and activities, several members enjoy the event4s and we are encouraged to hold them every month.

Good turnout...37 kids

*Fish Fry is on for the 22nd, fish has been ordered by help is needed setting up and putting up tents, etc. at 5:00 on the 21st. Bill Martin will be encouraged to assist. Adults are \$9.50 and children are \$4.00.

*Motion by T.Tramel to approve cost for adults at \$9.50 and children under 12 at \$4.00.

*We hired police for Memorial week-end.

*Lots of complaints about the hot-dog stand at the entrance.

*Members want us to do something about all the flags they put out because it's hard to see.

Chairman notes that actually they're infringing on three (3) properties. The State of Florida (State road going through), Duke Energy has an easement, and Columbia County has local road ROW. Major issue is liability because a significant number of traffic accidents occur there from people who are missing the turn because they are distracted.

*Permits are likely required as they are for selling Girl Scout Cookies.

B.Brim asked, and they said they have approval for the sherriff's deputy and the County

*J.Baker spoke to the health department, and it is outside the City Limits, so they would need license for a food truck.

Chairman requests Secretary send an e-Mail to Tallahassee so we have a record that we have made an attempt to get it resolved.

*Duke gave us approval to put our entrance signs up.

*A member noted that Columbia County also requires a mobile food vendor's permit to operate.

*President notes shés had a lot of complaints about people not following the rules, parking long boat trailers outside the Boat Ramp Park because cars are parked inside.

*Chairman asks whether the signage clearly states that we can't park cars inside?

*B.Brim notes he just put a sign up there, but even that one may not be clear; he will change it.

*We will be starting gate greeters as of first week-end in May at Hodor, Point and Boat Ramp Parks. They will be able to control cars from staying and parking inside BR Park.

*Chairman notes that County is out on our roads again repairing ruts in our roadways with their grading equipment. County says things are getting worse and worse, and costing the County a lot of money. A person in a green pick-up truck and others have been spotted destroying the roadways. It is a crime! If we can get photos and evidence, we need to start turning them in. A car can beak an axel on these ruts.

*Chairman takes a moment to thank all the women, Vonda, Cathy, Terri, Judy and others that come out time and time again as volunteers to put on our TREPO events, and ah e to put up with hassles and rudeness.

*R.Palm noted that he and Sandy were asked to be Mr. And Mrs. Easter Bunny, and he was so touched by the happiness it brought these kids.

11. Park Managers Report, Bill Brim: please refer to separate report by Park Manager.

12. Maintenance Committee Report, Tommy Mathews

Signage:

J.Baker noted he spoke with the County and FDOT will not support a 5 MPH sign. He also discussed possible speed bumps. If we put a sign up for 5 MPH we may be asked to move it.

*B.Brim also had a deputy note that he would not be able to enforce a 5 MPH speed limit.

*Chairman noted that the County will not consider speed bumps here due to possible harm to cars, and potential accidents.

*T.Tramel asks whether we got approval for the 15 MPH sign, because on. Dirt roads, if not posted, 35 MPH is assumed; Chairman said 15 was approved, but not in writing.

*R. Palm suggests we go ahead and post the 5 MPH Sign so people at least slow down.
*Chairman notes we may not be able to regulate it, but consensus was to proceed with 5 MPH.
*Secretary notes there are quite a few good signs available on the web with silhouette's of a child, etc.
*Motion to get sign that says SLOW, CHILDREN AT PLAY, 5 MPH. we will go back to the county and try to get approval.
*3rd sign for HODOR our graphics and type styles to work together better will get back with T. Mathews.
*V. Ackerson notes that we need another sign for Hodor by the water that states this is a private park.
No mooring at all parks!

*T. Mathews reported on making improvements 3 bids received to improve HODOR, wide discrepancy.

High bidder, good spread sheet; Roger Whiddon. \$18,900.

2nd, okay, typed, Gary Johnson, \$13,400.

3rd e-Mail, very small, type, Stephon, \$8,000.

Tommy personally knows the high and middle bidder, not the low bidder.

Chairman noted that we are going with Trey, plastic decking.

*T. Mathews recommends 2nd bidder, discussion on fact that there are some unforeseen areas, so addition to costs (contingencies) are anticipated.

Gary Johnson was asked how long it would take for him to start and he said one or two weeks from when he's given a go-ahead. he did not provide a time anticipated for construction.

*T. Tramel moved to proceed with Gary Johnson at \$13,400, and allow maintenance committee to approve up to an additional \$5,000. Second by S. Keen, motion passes.

*Sassy Johnson noted that we really want to proceed with improvements to the clubhouse!

13. Communications Committee Report:

Membership update: V. Ackerson

Columbia County: 677

Suwanee County: 239

Total: 916

We need volunteers for fish fry.

Camera Security Update, Charlee Thompson:

We're having to build a system for Point Park, since it floods; next will be Boat Ramp Park.

14. New Business: We have approved hiring an HOA attorney Mr. McCarty in Alachua. He has been engaged with Jeff Brasswell, from Gainesville who has requested a second public records request. We are a volunteer board, not legal minds. We have grown from 190 to over 900 members! We're having a lot more exposure, we still have a law suit from 2018, so we need legal advice. The attorneys will also help us respond to the lawsuit, respond to the members requesting records and help us go through all the facets for HOA requirements. We need to have an attorney to protect us from liability issues. We have been limping along from the business side, because after all, we are just volunteers who take responsibility.

*We cannot worry about prior Chairman's, who may or may not have had records in place.

We are not scared by requests by those who don't have anything positive to say, and only find fault. But it's not fair to take the time away from our board members and have to rush to

provide all of the details being requested by these certain individuals. We don't have any problem, or any fear of that, but we just don't have the time and expertise to exercise all the things that have to be in place for an HOA, so we're moving forward...At the pleasure of this board, the chairman will be the lead contact, and will be assisted by the Committee including T. Tramel, T. Hester, V. Ackerson. We will not disclose all the dealings with the attorney, unless it comes to a matter that needs to be decided by the board. The attorney will guide us through all the HOA rules and processes. One of our next moves will be to hire an HOA property manager to assist us with all the filings and contracts, paperwork, etc.. It may mean that we need to increase our fees in the future because of certain members requesting this and that. We have no choice, but to proceed with this direction in attempting to protect the 11 or so properties that we all own on the Santa Fe and the Ichetucknee. We want to do it, right. we want to make sure that people understand that there's no one defrauding, or taking advantage of situations. Most of you lose money by being on this board because of the time and energy that it takes to do our jobs. Many times members don't even turn in cost reimbursements/expense reports; you just got the job done and it's veré much apreciated.

We can meet the charge we are given. Safety of our parks, preservation of the river. If we can't preserve the river, it's not worth living down here, so at the end of the day with the glass, and the cans and the abuse of the rules. Good people don't have a problem to do the right thing. We need to move forward with the hiring of an attorney, and in the future a property manager, so that in the board can attend to important issues and devote time and energy to look at the big picture, cheese, Chairman asks the board to formally approve working with Mr. McCarty, *T. Tramel notes that when you act on the advise of counsel you reduce your liability. This decision is long overdue, and I would like to move that we engage the services of Mr. McCarty, the attorney, and that we channel all communications through the chairman of this board, 2nd by T. Mathews, Motion passes

15. Old Business:

*Keys yes, chain link gate will be the access to Hodor, and he needs a key.

*on going issue with Dogs in the Park, member was distraught, son with special needs was antagonized. B. Brim notes that he captured last year's incident with Rocky. Several other issues were also brought up. Rocky is a good dog, but he has free roam and no owner to take responsibility. We need to call Animal Control in Suwanee County and let them know we have several complaints against it.

There was also another person who brings his dog and the two dogs were seen going in and out of the water.

*We need to send letter to Owner.

* R.Palm asked about the Newsletter and was told by C. Thompson that it had gone out.

* T. Tramel requests the fence at Hodor be moved up to 10', the park entrance area will stay where it is, however we would have more space for pedestrians and young children. Also we have some ideas on a drop off.

* Chairman notes that we have recently added a berm to assist in directing water coming off the street. The fence might go on top of the berm.

16. New Business/Open Property Owner's Comments:

* Member requests motion sensors be placed on the back of the A Frame.

* Boat ramp park has some big washout issues.

* Bridge Park there's a tree that's been down since last year; all the kids have to do is walk down 20-30' they can access the park.

* Miss Donna Lee works for the Alzheimer's Association. Every single family has been impacted by Alzheimer's; she passed out a very important phone number 1 (800) 272-3900 24/7 staffed by people who can connect families to free resources and programs that can assist and can save caregiver's mental and physical health. She can come back and teach a class.

* **17. Next meeting: May 9, 2023.**

* **Adjourn 8:45.**



Meeting Minutes: Three River Estates Property Owners, Fort White, FL 32038

Date: May 9, 2023

1. Call to Order by G. Hunter
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	Judy Brim
-Tom Tramel, Vice Chair/vac.	-Mickey Olson, Vice Pres./surgery	Mike Davis
Vonda Ackerson	-Vicky Imm, Treasurer/vac	Stephanie Watson
James Baker	Hilda Gilchrist, Secretary	
-John Bryant/sick		
Sammy Keen		
Tommy Matthews	<u>Park Manager</u>	
Rick Palm	Bill Brim	
Cathy Rieker		
-Wayne Sellers/vac.		
Charlee Thompson		

5. Motion to approve those absent and move up 3 alts. tonight, by: V. Ackerson; 2nd, C. Thompson, motion passes

6. Approve Agenda: Motion by: C. Thompson; 2nd, V. Ackerson, motion passes.

7. Approve April Minutes : Motion by: C. Thompson; 2nd, V. Ackerson, motion passes.

8. Secretary's report, H. Gilchrist, reported that she got bitten by a dog while she was walking on Riverside Ave. She doesn't want to take up meeting time, so she can write up a report. Also she reported she did not get a letter written; she needs for people to submit what in general the letter should say and who it's going to go to and then she'll be happy to write these letters.

9. Treasurer's Report, T. Hester for Vicky Imm:

Please refer to separate report for & P&L chart.

Seacoast Bank Account for 2023:

Checking bal:	\$57,635.34	Monthly Checks:	\$ 15,458.45
Savings:	50,039.69	Auto Drafts:	607.07
Memberships:	68,919.82	Total Expenditures:	\$ 16,065.52
Total:	\$176,594.85		

Transf. to Reg. Checking: \$40,000.00

Interest-Reg. Ckg:	.00
Interest-Savings:	.00
Deposits-Reg. Ckg:	865.50
Deposits-Mem Ckg:	3,664.50
Electronic Deposits (Est.):	2,227.00

Total Deposits: \$ 6,757.00

The fish fry brought in \$907.24 which essentially covered most expenses.

Motion to approve Treas. Report by: C. Thompson; 2nd, C. Rieker, motion passes.

Keys purchased
in Dec. 2022
+ in April 2023

= 20,272.72

?

for 916
Members (x2)
= 11 \$ a key
each

10. President's Report, Terri Hester:

Couple of concerns.... At Boat Ramp Park people are bringing in 2 boats with one key. Letters need to be written to a member who cursed out a gate greeter.

11. Park Managers Report, Bill Brim: please refer to separate report by Park Manager.

Chairman notes that if we perceive eminent danger we're compelled to take action. It's really all about safety and security of our parks, and our members and guests have to abide by the rules.

12. Maintenance Committee Report, Tommy Mathews

Pavillion Contractor is in process of obtaining a permit & engineered plans.

13. Communications Committee:

Membership update: V. Ackerson

Columbia County: 695

Suwanee County: 247

Total: 942

Camera Security Update, Charlee Thompson:

Working on getting cameras for Point Park. Next is Boat ramp.

14. New Business:

Chairman notes there will be a Closed board meeting at 5:00 on May 23rd with Mr. McCarty, according to Statute 720, only officers, board members and alternates are to attend.

15. Old Business:

*S. Watson complains that Jet ski's and boats are very aggressive on the lche. Her daughter almost got hit.

*Chairman noted that she should report that.

*Crystal River was able to restrict boats within 1000 feet of the spring.

*Chairman noted that a group was working on this and H.Gilchrist explained that the citizen/Member that requested the exception requested no motorized vessels. What we need is to find another member willing to ask FWC to apply restrictions for what is in the Senate Bill 1086 that was passed by Governor DeSantis in 2022.

This bill amends the Florida Statutes and gives FWC latitude when dealing with many common powerboating problems and it also specifically gives them the authority to create PROTECTION ZONES in springs and spring runs. These protection zones would be a great benefit to springs ecology and restoration efforts in springs that are heavily trafficked by powerboats. The bill has seen a lot of opposition from boaters that want to continue to treat the state's springs as their backyard bar and septic tank.

Among other things the amended statute addresses no wake zones, boat speed zones, and gives the state the authority to restrict boat access, anchoring, mooring and beaching in 1st-3rd magnitude springs where there is evidence of harm. So yes, it could be used to protect shorelines, submerged vegetation and water quality. It gives the FWC the authority to do it. The question now is when, or will, they exercise that authority.

It is different than the protections already in place because FWC is an enforcement agency and they have officers in the field that can, will and do patrol. DEP rules are broken everyday because they aren't out in the field to enforce them.

*Chairman noted that NO WAKE needs to be declared and enforced, and another thing could be considered would be based on elevation of the river. 6-10 is too low!!! Boats are tearing the bottom up. Many places are restricted for over 10 HP motors.

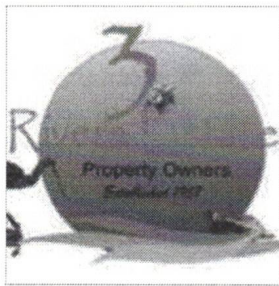
May be worthwhile to reconstitute the group and request more reasonable controls.

*J. Nano asked about petition to the state, and said she would look into it when she was reminded that J. Crane's wife May have info.

16. Open Property Owner's Comments: none

17. Next meeting: June 13, 2023 at 7:00.

Adjourn: 7:32 p.m.



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038

Date: August 8, 2023

1. Call to Order by G. Hunter
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

<u>Board Members:</u>	<u>Officers:</u>	<u>Alternates:</u>
Glenn Hunter, Chairman	-Terri Hester, President	-Judy Brim
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	-Stephanie Watson
Vonda Ackerson	Vicky Imm, Treasurer	-Mike Davis
James Baker	Hilda Gilchrist, Secretary	
-Sammy Keen		
Tommy Matthews	<u>Park Manager</u>	
-Rick Palm	Bill Brim	
Cathy Rieker		
Wayne Sellers		
Charlee Thompson		

5. *Motion to approve all those absent by: C. Thompson, 2nd, T.Tramel, motion passes*
6. *Approve August Agenda : Motion by: C. Thompson, 2nd, W. Sellers, motion passes.*
7. *Approve June Minutes : Motion by: W. Sellers, 2nd, C. Thompson, motion passes.*

8. Secretary's report, H. Gilchrist: I will be on vacation in September and November and so I am requesting a substitute step in as secretary.

*V. Imm checked her calendar and said she would be able to substitute.

9. Treasurer's Report, Vicky Imm:

Please refer to report for July 2023 RE: TREPO's Seacoast Bank Account & P&L chart.

*V. Imm noted we're originally approved for \$10,000 for security cameras and materials and we are right at that.

*C. Thompson has submitted a bill for over \$3,686.89 for Point Park and we need a motion so it can be paid.

***Motion by J. Baker, 2nd by T.Tramel; passes unanimously.

*And we need more equipment, extra conduit for future improvements, trencher, electrical wire, hiring by an electrician, etc., so we need to approve an additional \$5,000.00

***Motion by W. Seller's, 2nd by C. Rieker; passes unanimously.

10. President's Report, Terri Hester/absent

11. Park Managers Report, Bill Brim: please refer to separate report by Park Manager.

*Discussion regarding WI-FI at Suwanee Boat Ramp Park; it was tested and it works. C. Thompson did find an error in the controller that was causing WI-FI to go in and out; that has been corrected.

*Pot is being smoked in the parks, and it is illegal!

*Chairman's asked that all requests for actions by the Park manager be run through him since we are working with attorneys now.

12. Communications Committee Report: Membership update: V. Ackerson

Columbia County: 718

Suwanee County: 261

Total: 979

*Karaoke this Saturday 12-4; hot dogs till they run out!

*T.Hester asked that we entertain securing Point Park...violations include

*boats mooring making it difficult for passive recreation users to access ramp and park.

*non-members using park facilities.

*dogs in the park.

*Chairman closed the discussion by saying we need to think about how to better protect the 2 most popular parks, Hodor and Point. He said he hopes cameras would take care of some of the rule violations, but more may need to be done.

13. Maintenance Committee Report, Tommy Mathews

*Reported that Gary Johnson got the permit, but is on vacation. Trusses for the roof have been delivered. The bottom deck is to be rebuilt, and then he will start on the edges.

*several signs as requested by Park Manager were passed out to the board members.

*Policies and Procedures need to be updated to address changes including

*dues of \$150.00.

*R. Palm's recommendation and board approval that newsletters be e-mailed to all members in good standing who provided e-mail addresses with yearly mem form.

*Chairman recommends that once we have Policies and Procedures updates, they be recorded at the Columbia County court house.

*B.Brim reported that the bathrooms on the Suwanee side are almost complete and very nice. New toilets, sinks and trash receptacles have been installed. The bathrooms have been painted cleaned and PVC pipe now replaces the galvanized pipe that caused rust problems. Improvements to the pump house have also been done. Improvements should all be completed in 2 weeks.

Camera Security Update, Charlee Thompson: refer to Treasurer's report.

14. New Business: none

15. Old Business: none

16. Open Property Owner's Comments:

*Mary Terry: Brought up several problems/inefficiencies...Boat Ramp gate and Mid Point gates were open tonight when she went by. Dogs running loose in Point Park. Gate greeters are overwhelmed by the amount of traffic at Hodor and Point Park. At Point, users are mainly getting out. At Hodor, they are mainly coming in and our key system is outdated. Consider programming photos of owners and related people who could legally be let in with that key. Key number in hand would trigger the owner's photos for verification.

*Ted Blackwell asked whether Airbnb's allowed to give or rent their keys out?

*Chairman answered 'no, that would be a serious offense'. The members who pay their dues are the ones that should benefit from our park facilities.

He continued...On the boat issue, is it ever going to come where boats are not allowed to come up the Ichetucknee?

*Chairman stated that there will be steps taken towards that goal. Vonda and he asked Hilda to explain a bit.

*H. Gilchrist asked for the gentleman's name (Ted and Bonnie Blackwell), and email, so she can send some information. The good news is that Weekie Watchee has been granted recognition as an SPZ (Springs Protection Zone), which will prevent anchoring, grounding and beaching of motorized vessels. The member who requested an SPZ for the Ichetucknee requested prohibiting all motorized vessels. We were denied that, however we are in the process of modifying the request. We need everyone to submit evidence of harm, so we can at least get the same restrictions as Weekie Watchee (WW)! I am sending an article describing process WW went through to achieve SPZ approval. In the future our goal could be further modified to allow only electric motors and low horsepower motor vessels in the Ichetucknee Spring Run, since larger vessels; higher HP, and Wave Runners are in-appropriate for the width of our spring run and present a threat to health, safety and welfare of the public.

NOTE: Florida Statutes already restricts boating in section 327.46 which states (1) boating, restricted areas may be established on the waters of the state for any purpose necessary to protect the safety of the public if such restrictions are necessary based on boating accidents, visibility, hazardous currents or water levels, vessel traffic, congestion, or other navigational hazards, or to protect sea Grasses on privately owned and submerged lands.

(a) the commission may establish boating-restricted areas by rule, pursuant to chapter 120.

(b) Municipalities and counties may establish the following boating restricted areas by ordinance.

1. An ordinance, establishing an idle speed, no wake boating-restricted area if the area is:

(c) on a stream, canal or similar linear waterway if the waterway is less than 75 feet in width from shoreline to shoreline.

3. An ordinance establishing a vessel-exclusion zone, if the area is:

a. Designated as a public bathing beach, or swim area, unless it is on the Intercoastal Waterway

*Chairman stated that we need to find a solution to get the no wake zone enforced, because boats will damage the banks and bottom of the run especially in low water periods. We are moving forward.

*It was noted by several that the newly installed and permitted buoy's have helped a lot to protect children swimming.

*It was reported that men are offering children, beer and encouraging underage, drinking.

*James Baker brought up Municode section 78-3 (straight out of the Columbia County Parks) address rules and regulations for county parks that have already been scrutinized. These rules are very relevant to TREPO. They include... it shall be unlawful for any person to do the following acts, in any park or recreational facility, or on the right of way of any public street located immediately adjacent to any premise.

1. To destroy natural vegetation, defaced, the natural environment or public property or improvements they're on.

2. To dump litter,

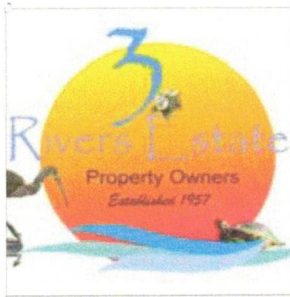
3. To have dogs, horses, or other pets, except service assistant animals.

And 8: to destroy damage or deface, any structure, fencing, buildings, tables, or other improvements on the site.

* Mary Terry reported that there was a lot of smoking going on around children

17. Next meeting: September 12, 2023

Adjourn:



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038.
Please note, the entire meeting can be viewed on YouTube search TREPO board meetings.

Date: October 10, 2023

1. Call to Order by G. Hunter
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Board Members:

Glenn Hunter, Chairman
-Tom Tramel, Vice Chairman
Vonda Ackerson
James Baker
Mike Davis
Sammy Keen
Tommy Matthews
Rick Palm
Cathy Rieker
Wayne Sellers
Charlee Thompson

Officers:

Terri Hester, President
-Mickey Olson, Vice President
Vicky Imm, Treasurer
Hilda Gilchrist, Secretary

Alternates:

Judy Brim
Stephanie Watson

Park Manager

Bill Brim

*Glen we have nine present so requested Stephanie and Judy Brimm be brought up.

5. *Motion to approve all those absent by: C. Thompson, 2nd, S. Keen, motion passes*
6. *Approve October Agenda : Motion by: c. Thompson, 2nd, W. Sellers, motion passes.*
7. *Approve September Minutes : Motion by: C Thompson, 2nd, R. Palm, motion passes.*

8. Secretary's report, H. Gilchrist,

Just a big thanks to Vicky M for stepping in September and reminding you to do the same in November!

9. Treasurer's Report, Vicky Imm:

Please refer directly to separate treasurer's report.

Approve Secretary's Report: Motion by: R. Palm, 2nd W. Sellers, motion passes.

10. President's Report, Terri Hester:

- * 2nd well rest passes
- * Needs help to put tent up by Friday.
- * BBQ starts at 12:00; members meeting 1:00 meeting begins.
- * Don will be cooking BBQ same as when Big John was here.
- * Need help serving
- * Halloween Oct 28th Fall Festival 2:00-4:00.
- * Traci Wilde open Mike from 10-2.
- * 5:30 Costume contest.
- * 6:00 Trick or Treat.

11. Park Managers Report, Bill Brim: *Please refer to separate report by Park Manager.*

12. Maintenance Committee Report, Tommy Mathews

Pavilion improvements are finished at Hodor Park.

Several new signs are being put up at parks.

Bids for improvements to clubhouse are needed.

Chairman noted that we need to encourage more use of all our other parks now we've grown from a few hundred to 990 members.

13. Communications Committee Report:

Membership update: V. Ackerson

Columbia County: 723

Suwanee County: 267

Total: 990

Proxy issues have been "blown up" on FB. Proxies are used when a member can't attend the meeting so they signed their vote over to another person who will vote for them ideally in the same way. We don't have anything on the agenda to be voted on this time, but we do encourage members to come to the meeting and express opinions.

Proxies are due to Hilda, the secretary by noon this Friday This gives us time to receive them. check them to be valid and list them for the meeting on Saturday.

You have till 10 AM to pull the proxy on the date of the meeting if you decide to vote in person.

Sign in at noon; you'll be given an arm band.

Secretary noted a controversial issue regarding members meeting 2022: When so many figures were thrown out for fees, what passed at the members meeting last year was \$150.00 for 2023 to be increased in 2024.

Terri noted that we will be voting on a budget tonight.

V. Ackerson noted there will be more controls this time...Speakers will be asked to sign in with name and key number and step up to a microphone. As long as we have a quorum we have a Board Meeting otherwise it is only an informational meeting. We should have no problem meeting quorum (5% of 990) this year.

FALL FESTIVAL: 10/28 10-2

- * Halloween Oct 28th Fall Festival 2:00-4:00.

- * Chili cook-off needs sign-ups.

- * Need vendors, have 10 so far

- * Traci will do karaoke and open mike from 10-2.

HALLOWEEN starts afterwards 4-7.

- * D.J. Chris kareoke

- * 5:30 Costume contest for adults and children.

- * 6:00 Trick or Treat.

- * Hayride

*2nd Saturday in December (9th) is our Christmas Extravaganza, where we get children's names and their Santa request, and Mr. & Mrs Santa make an appearance.

Camera Security Update, Charlee Thompson:

*Cameras are up at Boat Ramp Park, Columbia county side, and there is Wi-Fi down there. Point park is next on the list.

14. New Business:

* H. Gilchrist noted issue with property owners putting up strong lighting. Lighting really impacts the night sky, outdoor enjoyment, bird habitat, and insects such as lightning bugs, which are affected by urban light.

* A general discussion took place regarding ordinances that require lights off for turtles, etc.

* It was noted that educating the public regarding light pollution, and dark night sky.

* It was agreed that an article could be written into the newsletter.

* R. palm would like meetings be moved off site to a community center in Fort White, with a security officer present. He presented the cost involved. A long discussion took place and he moved to table his request.

* Chairman thanked him, but noted that this is a discussion needs to be further considered, since if we get any real threat, we would need to meet elsewhere and work with law enforcement.

15. Old Business: 2024 budget Carole Strickland.

Please refer to separate summary sheet and detailed 2024 Budget Summary.

* A long discussion took place regarding the recommended action to hire a Property Clerk and an HOA Manager as has been suggested by our attorney's due to all the Public Records Requests, Law Suits and other demands that are taking up exorbitant time and energy from many of our board members and officers, when instead we should have time to make our parks better and safer for our membership.

*Book keeper noted that if everybody (over 1700 lots) paid their dues as required, we would not have to increase our dues as much as we need to.

*Chairman explained that if we approve this budget, then our fees will definitely need to go up.

Motion to approve 2024 Budget as proposed- by C. Thompson, Second by C. Rieker, motion passed after a lengthy discussion.

16. Open Property Owner's Comments:

*Jesse Crane asked whether we can get some information on the lawsuits that have been

*Chairman noted yes we have a lawsuit that was initiated in 2018. The first part was settled.

The second part is still pending and we're actively working towards its conclusion.

2nd lawsuit is with communication with lawyer responding to a member's request for information.

*J.Crane then asked whether we had filed taxes.

*Chairman stated that taxes for 2020, 2021, 2022, have been filed. The prior years under other president's have not been filed.

* Ann Mueller asked about signs visible from the river.

* Park Manager response was that that we have gotten some signs, but we haven't put them up yet.

* Chairman noted that we might consider adding addresses to signs, so if there is an accident, we can refer to the property address.

*Jarred Buttram: Noted that from 2020 till today everything has jumped in costs. If we want to maintain the quality of our parks, we need to understand everything costs more.

*A question as to whether a company or an individual would be best as our Property Clerk.

*Chairman notes that we will be conducting a discovery process which will lead us to who/ what type organization or individuals we need to hire.

*Mary terry: asks how to get folks to abide by the rules such as no dogs in parks.

*Chairman...now that we have attorney, we will be able to file injunctions, and when we get a court opinion we will be able to know how to proceed.

*Document as much as we can, get the photos, get the audio, so we can file the injunctions.

*Mary Terry asks board to communicate with the membership so they know where cameras are, and other things to better know what is happening.

*Joan Nano requests a copy of the agenda, the meetings, and the proposed budget. She asked for a PDF of Newsletter.

*C. Thompson noted newsletters went out, and are posted on web site.

*A member noted that Board Minutes on TREPO.net are way out of date. Secretary noted that for some reason, although she sends them they are not being received into web.

*V. Imm noted that her financial information is filed separately.

* Chairman noted that that is one reason why we need a management company because all of these tasks will then be performed by them.

* C. Thompson gave an explanation of web responsibilities.

* V. Imm noted that C. Thompson has not charged a dime for camera installations.

* Appreciation was expressed by all.

17. Next meeting: 14 November 2023

Adjourn: 8:27