December 8, 2020

The regular monthly meeting for TREPO was called to order

by Chairman Glenn Hunter, on December 8, 2020* at 7:05pm at the Pavilion in Hodor Park *The original meeting on December 1, 2020 was postponed due to extreme cold weather.

All board members and officers were present except Phyllis Rhea (excused as sick) and Mike Wilson.

Sign-in sheet attached.

A quorum is present.

Secretary Report- Bethany requested to establish assigned duties for website, Facebook page, Reservations, Calendar, and email responses. Glenn Hunter (Chairman) proposed to form a committee with himself, Bethany (Secretary), Charlee Thompson, Vonda, and Phyllis. Lisa Kirby offered to join committee as she has experience/degree in web design, etc... Glenn tabled this request to see what the committee needs were once the committee met. The chairman for this committee will be chosen at the first meeting. Motion made, seconded, and vote was to approve committee.

Membership Report – Jesse reported that 2000 keys were purchased from Keaton and through the transition of supplies he is missing a lot- Evelyn (Treasurer) stated she just picked up the remainder from Keaton this past week and made arrangements to get them to Jesse. Jesse reported that each box has a quantity of 250; however each box has 5 extra keys in them.

Minutes from November's meeting – presented by Linda (filled in for Bethany) were read and approved.

2021 Budget Report – Evelyn presented the upcoming budget that was reviewed in the budget meeting the week before and a motion was made, seconded, and vote was to approve the 2021 budget.

1. Request was made to review the following attorney invoices:

4/18/20-Ck# 3190-$1820 10/23/20- Ck#- $3400.65

7/10/20-Ck# 3242- $2419.20 8/8/20- Ck# 3256- $935.65

Check's # 3190 & 3291.

2. Bethany asked if TREPO had a credit card, Evelyn answered yes and Bethany asked if the card was being used for purchases at restaurants and member money should not be used to pay for meals. John Bryant (Card Holder) stated that they have not intentionally used the TREPO credit

card and if he pulled the wrong one out he would make it right. Bethany stated she was given the information right before she got to the meeting and did not have a copy of the info with her.

CORRECTION: Bethany obtained the "receipt" for breakfast and emailed it to Evelyn. Evelyn reviewed the receipt and responded to Bethany and Board the card used was a Visa and TREPO has an American Express, therefore, TREPO funds were not used to pay for this breakfast.

**Note from Bethany(Secretary) – I would like to express my apologies to Evelyn, board members, and members of TREPO for jumping the gun on this without researching it further before bringing it to a meeting of the board.

OLD BUSINESS

 From November 2020 meeting –Bethany stated Per Bylaws the President (Terri Hester) is the official spokesperson of the corporation and the Secretary (Bethany Pierce) handles all correspondence for the corporation which includes making the Agenda for meetings that the chairman must follow per RONR (12th ed.) 47:33(10). Bethany presented the board with a "Member Question Form" for members to complete prior to the meeting and turn into the secretary so they can be called before the end of the meeting to speak. Board reviewed, motions made, seconded, and vote taken and Form was approved.

o Jesse Crane stated he could get a podium for members to speak from. Linda Hizer board seat status- Tom Trammel read a statement as to why Linda should not have her board seat. However, I asked for a copy to complete minutes to attach to minutes and have not received. Tom Trammel stated in his written notes at the meeting, that Linda gave up the appointed seat because she ran for office and did not get elected. There was a motion and a second as well as a vote – Linda is not on board.

o Linda responded that she was told by the board she had to run to keep the seat. Linda stated she would not have run for office had she known this would take her from the seat, which is now occupied by Tom Trammel. Who is A and B? – Need to clarify A&B Board member seats. Bethany had researched this and found the following and read to the board:

o Group A* – Charlee Thompson, Joan Nano, Mike Wilson, Phyllis Rea.

o Group B* – Charlie Arnett, Glenn Hunter, John Bryant, Tom Trammel, Sammy Keen.

* This will be further researched for a complete list and presented at a later meeting. ? Suwannee County Restrictions & Covenants sent out incorrectly – This was presented to the

TREPO Lawyer and no response as of this meeting date. ? Special Meeting request – presented to TREPO Lawyer and response is attached. Members can

go forward with a special meeting only for the reason listed in the original letter requesting the

special meeting. ? Fishing Park – Committee (Terri Hester, Tommy Matthews, Randy Newton, & Joan Nano) ? Terri Hester – presented a plan using 4×4's, gate and parking area for $1400.00

? Tommy Matthews – presented plan with boulders for $3700.00. ? Tommy presented Sign Bids (Attached) need to have corrections made then will

vote on bid cost. Current bids are from North Florida Printing at $1525.00 and

Action Signs & Graphics for $1325.00. ? Porta-Potti – Voted no need at this time. ? Maint. Gate- Okay to place a lock on this gate. ? Street Light- ? Rope Swing – Voted to remove due to liability issues. ? Terri Hester was not happy with the fact Tommy Matthews recruited

another member (Sammy Keen) on the board to assist him with his

plans/bids. Sammy was not a part of the committee.

NEW BUSINESS

? Susie Wilson sent a request to write articles for newsletter- Tabled to Communication

Committee. ? Linda Hizer – Asked about income tax filings – no filings in the last 7 years – Glenn Hunter

stated it is an easy fix all they have to do is amend this year's taxes to include the past taxes

that were not filed.

Meeting adjourned at 8:12 PM.

Minutes from TREPO meeting held May 4, 2021 Meeting was called to order by the chairman at 7:00pm

Invocation and pledge of allegiance led by the chairman.

Roll call: All officers, board members, and alternates were present except the following: Randy Newton, Bethany Pierce, Charlee Thompson, Phyl Rea, Lisa Kirby, and Charlie Arnet. Tom Trammel suggested the board approve or deny absence individually.

Randy Newton told a member (not a board member) that he had to go home right quick. It was decided we would table his absence and address it at the end of the meeting to give him a chance to return.

Bethany Pierce, Joan Nano said she was in the hospital. No email notification was received. Joan Nano made a motion to approve Bethany's absence, no second was received. Motion dies.

Charlee Thompson- Tom Trammel made a motion to approve absence, Sammy Keen second the motion. No discussion, motion approved.

Charlie Arnet-Tom Trammel made a motion to approve absence, Sammy Keen second the motion. No discussion, motion approved.

Phyl Rea- Tom Trammel made a motion to approve absence, Sammy Keen second the motion. No discussion, motion approved.

Lisa Kirby- She sent an email asking to be excused for family matters. Tom Trammel made a motion to approve absence, Sammy Keen second the motion. No discussion, motion approved.

Motion to approve the Agenda made by John Bryant, Second by Sammy Keen, No discussion, motion approved.

Treasurer report: Vicki Imm reported that Bank statements reconciled for February and March 2021 April's in process. Bank Balances as of April 30,2021: TD Bank Checking $79,104.56 TD Bank Money Market $32,741.11 Drummond Community Bank $31,704.32 Total $143,549.99

Motion to approve the Treasurer report made by John Bryant, second by Joan Nano. No discussion, motion approved.

No Secretary Report

President Report-Terri Hester Terri was grateful to all volunteers who helped with the fish fry, set-up, cooking, clean up. A very good turnout with a lot of compliments. Thanks to the Young Marines who helped us serve the food. We had about 140 people.

Terri also said gate greeters will start on Memorial Day weekend. Taking letters of those interested in serving as a greeter. Need to submit a letter, why you want to serve, if volunteer or intend to be paid.

Need those request by May 18th• If you are paid, it is $10 hour and you will be given a 1099 and checks are only once a month.

Skip Clemmons led a discussion that board members can get paid for being a gate greeter. TREPO is not paying them to be on the board, the compensation is for service at our gate.

Park Management- John Bryant- 2 new grills have been made. One at hodor and one at Suwannee County Boat ramp. We have one extra and another one is being made now. Spick was fixed at Hodor Park. Point park lock was fixed. Someone indicated Columbia County boat ramp lock needs attention.

Tommy Matthews-Signs project-The sign at Utah and 27 is going to require more work than anticipated and will require more money. The sign at Wilson Springs and Newark will be easier but both signs will be installed at the same time. Mr. Matthews requested more funds $1,500 (previously approved 2,500). John Bryant made the motion to approve an additional $1,500 for the signs. Second by Sammy Keen.

Joan Nano opposed the motion, motion was passed.

Communication Committee-Vonda Ackerson- She has been working on membership. Count is: Columbia County 671, Suwannee County 225 total 896. Still processing a few old checks, but most requests have been filled. A few letters and calls have been made on old checks and waiting for a response from the member. But every day Vonda gets new request for keys. Joan Nano asked when the board should receive a copy of the members list. Vonda advised it is 95% correct, so very soon.

Park Committee head by Tom Trammel-this committee met on 4/13/21. They have discussed all issues involving our parks and by the next meeting will make recommendations. Joan Nano requested a list of all the members of this committee. Terri Hester, Charlee Tompkins, Sammy Keen, Skip Clemmons, Rede Davis, Shirley Matthews, Hilda, James Baker, Tom Trammel.

Presentation on Neighborhood Watch by Sgt. Clint Dicks Columbia County Sheriff Department. Communication, Organize & Plan is key components on having a successful neighborhood watch.

Chairman advised Mike Wilson resigned at the last meeting. We would need to replace him with the next alternate in line which is Sassy Johnson. Tom Trammel made a motion to accept her as a board member and John Bryant second the motion. No discussion and motion passed.

Chairman recognized that Randy Newton did not return to the board meeting. Chairman asked if there was a motion to approve his absence. No one made a motion so his absence is unexcused.

Old business-Sammy stressed the importance of keeping the gates locked. Several people spoke up that they have to close and lock the gates numerous times a day. As members we should ALL take it upon ourselves to close and lock all our gates.

Chairman opened the floor to members.

Karen Saunders asked about the sign that was approve for Wilson Spring and Newark. Tommy Matthews advised the sign was approved but cannot be put up until the sign at Utah and 27 is ready. They must be done together.

James Baker-Wanted to know about Open Container ordinance in the county. Chairman advised it will be referred to the park committee to research. (Ordinance of '95)

Jerry Murphy- Opposes changing the spring on the gate at hodor so it doesn't stay open. He advised people on walkers, wheel chairs and scooters will have a hard time coming into the park if it won't stay open. The gate is very heavy and could hurt someone.

Tom Trammel made a motion to adjourn and John Bryant second the motion. No discussion, motion passed.

TREPO Minutes from June 29, 2021

Call to order by Chairman at 7:00pm. Glenn Hunter led the invocation and pledge of Allegiance.

All officers and board members were present except: Randy Newton, Bethany Pierce, Sammy Keen, Phyl Rea, Charlie Arnett, and Mary Brailer.

Motion to excuse Charlie Arnett, Phyl Rea, Sammy Keen and Mary Brailer by John Bryant, second by Charlee Thompson. Motion passed.

Motion made to approve the Agenda by Tom Trammel and second by John Bryant. Motion passed.

Vicki Imm presented the typed minutes from the meeting held May 4, 2021. Motion was made to approve the minutes by John Bryant and second by Tom Trammel. Joan Nano abstained. Motion passed.

Secretary Report – No report, no secretary present.

John Bryant praised the communication team specifically Terri Hester, Vonda Ackerson, and Vicki Imm. This ladies have worked tirelessly to ensure members have been serviced by processing keys, payments, and gate greeters.

Treasurer Report: Vicki handed out Profit & Loss statements for January, February, March, April and May. She also handed out a summary of January through May P & L. The only question was by Joan Nano regarding on February statement what is included in the "General Journals". Vicki advised she will get with the bookkeeper to determine what makes up this "bucket". The "General Journals" was utilized by the former Treasurer. Vicki advised she along with our bookkeeper is identifying the "buckets" that should have their own accounting; they are trying to eliminate items from being lumped together in a general bucket.

Chairman Glenn Hunter asked the board to consider changing the TREPO meeting dates back to the second Tuesday of each month. This would ensure more accurate financial reporting since the bank statement is not generated until the first week of the month. The board all agreed to change the date.

Motion to approve the P & L statements by Charlee Thompson second by John Bryant. Joan Nano opposes. Motion passed. Charlee Thompson will add the P & L statements to the TREPO website.

Rick Palm and Lisa Kirby were brought forward by the chairman to vote during the meeting.

President's Report: Terri Hester asked the board to approve a shelter to be built at Columbia County Boat Ramp Park. A motion was made by John Bryant to approve the building of this shelter up to $3,000 and a second by Charlee Thompson. A power pole is needed and Terri will speak with Bill Martin regarding a bid to install a power pole at Columbia Boat Ramp Park. Terri reported 1600 visitors at Hodor Park during the Memorial Day holiday. She has hired a sheriff deputy for the July 4th holiday.

Park Maintenance – John Bryant: Midpoint park lock has been repaired. Columbia Boat Ramp the chain needs to be shortened. One picnic table repaired and one removed. Dragging wooden picnic tables damages them. Less maintenance if we had galvanized metal for the tables. Some lime rock is needed but this will wait until the water recedes. Hodor Park was mowed for the holiday weekend. Jesse mentioned Bridge Park needs a new grill and the wood fence is coming down. John will look and see if it

needs to be completely removed. Jackie Moore advised midpoint needs repairs to the dock. John thanked Jesse Crane for pressure washing the clubhouse. Fishing park hole has been made and more trucks and four wheeler traffic tearing up the property. Tommy Matthews has a rock in mind to go there to plug up the hole. Tommy will get with Sammy Keen. Tommy called the county about mowing and trimming trees on the right of ways. They are three weeks out.

Communication Committee: Vonda Ackerson Big thanks to Terri for helping membership get keys and monies from members. Membership: Columbia County 683 and Suwannee County 243, total 926 as of 6/28/21. Vonda requested the board reconsider the vote from the May meeting to deny approval for Bethany Pierce's absence from the meeting. Since more information was obtained and the board is aware Bethany was in the hospital they voted again. Motion made to excuse her by Vonda Ackerson and Charlee Thompson second the motion. It passed with no opposition.

Tom Trammel Park Noise Committee: The group has many recommendations on approving our parks safety. Some of the items covered in the discussion were replacing a multitude of signs with clear and concise signage, assign numbers to each pavilion for easy identification, new procedure for reserving pavilions, provide flyers and pamphlets on park rules and information to the members, utilize violation forms, encourage members to utilize law enforcement when rules are violated especially loud music and vulgar language. Discussion to hire a park manager/ranger who would oversee the parks and boat ramps and cover both counties. This committee recommended the park manager/ranger would be a paid position and this person would also have duties that include garbage/sanitation, plumbing, security, and report to the board. Tom Trammel will present at the next meeting a list of points recommended by the group for the board to approve, prioritize and a plan to start implementing.

Cameras: Charlee Thompson has been researching this request. While he has researched the cheapest cameras and the most expensive, he chose to report on the middle of the road which provides the best pictures for the money. All of our cameras are out dated and/or not working. He reported approx. $6,944 for just the equipment to secure Hodor Park. This would include the gate, clubhouse, outside of restrooms. Vicki Imm asked since there is power and Wi-Fi at the Suwannee county boat ramp could they consider securing this park along with Hodor. Charlee said yes. Charlee is doing the installation so this will save TREPO installation costs. Motion to approve up to $10,000 to purchase cameras by Tom Trammel second by John Bryant. Motion passed.

New Business: It was suggested we switch from keys to a security card system. Glenn advised the board will review this request. We looked at that process a couple of years ago; our membership has grown a lot since then.

Boats on the River: Old no wake signs need to be replaced. Discussion on who maintains these signs and approves them. Suggestion was made to get with Hilda who is involved with the Itchnetucknee Alliance.

Suggestion was made to complain to the DOT website regarding people parking on the highway 27 right of way and jumping into the river. If signs were placed there like they are in front of the state park, law enforcement would be able to enforce that effetely.

Glenn mentioned a complaint was received regarding a present board member posting on social media and encouraging members to sue the board. Glenn said this is unacceptable and discussion was held to

create in the TREPO policy and procedures a "Code of Conduct". The code will define proper or improper behavior and consequences for violation.

Discussion was held on prohibiting alcohol consumption in our parks. At this time the board feels we are not going to take away this privilege from our members. The few that become a problem from drinking too much need to be dealt with on an individual basis with assistance from law enforcement.

The chairman adjourned the meeting at 9:07pm.

Prepared by Vicki Imm TREPO Treasurer

Trepo Minutes from September 14, 2021

Call to order by Chairman at 7:10 pm. Sammy Keen led the invocation and Glenn Hunter led the pledge of Allegiance.

All officers and board members were present except: Randy Newton, Bethany Pierce, Tom Trammel and Lisa Kirby.

Tom Trammel is out of town and Lisa Kirby sent an email to be excused because of family illness. A motion was made by Charlee Thompson to excuse the members that called or sent an email to be excused. Vonda Ackerson seconds the motion. No one opposed. Motion passed.

Welcome back to Charlie Arnett and Phyllis Rea!

Motion made by Sammy to approve the agenda, second by Charlie Arnett. No one opposed. Motion passed.

Minutes from the August meeting were previously emailed and a motion was made to accept those minutes by John Bryant and second by Tommy Matthews. No one opposed. Motion passed.

Secretary Report: nothing to report, position vacant.

Treasury Report: Vicki Imm & Carole Strickland (TREPO bookkeeper) handed out the financial reports. Balance in TD Bank is zero; that account is closed. The balance in the Drummond checking account is $69,276.08. The new Drummond savings account just opened for our reserves has a balance of $50,000.00 The new Drummond checking account opened up for online membership renewals has a balance of $1,199.20. The grand total is $120,475.28. Motion to accept the Treasury report made by John Bryant and second by Charlee Thompson. No one opposed. Motion passed.

Presidents Report: Terri Hester advised Randy Newton has resigned due to health reasons. Membership is fast approaching and keys need to be ordered for next year. Glenn Hunter will order since there is a shortage of brass and may take longer than usual to receive keys. There have been two key pick-up dates set for next year, January 22nd and February 19th. If another date is needed it will be established and communicated. Terri advised Chris our DJ would like permission to stay until 7 pm when performing Karaoke instead of 6 pm. A motion was made by John Bryant to accept and second by Charlee Thompson. It has also been suggested the first couple of hours' children can participate in karaoke and then the last couple of hour's adults only. Terri also met with the water well inspector. It has been suggested we test our water for lead and nitrate. Inspector also suggested we install vacuum breakers and/or backflow preventers. Terri Hester will handle this update to our well. A motion was made by Charlee Thompson to approve funds up to $350 to cover expenses. Second by Sammy Keen. No one opposed. Motion passed. Terri advised water must be tested every quarter. Terri requested a letter be sent to a member regarding abusive verbal altercations at Hodor Park. The board is in agreement to send this member a warning letter that this will not be tolerated. Jesse suggested rope and buoys be put into our swimming area at Hodor Park. FWC can then enforce no boats allowed in the designated swimming area. Karen Sanders advised she witnessed this abusive behavior at the park and it all started by Terri asking the member to move his boat from the swimming area.

Maintenance/Park Report: John Bryant reported parks are still flooded so mowing and maintenance cannot begin until the water recedes. Plans are to mow the boat ramp next week. Suwannee is still

flooded. Point Park, obvious four-wheelers are tearing up the park which is deep mud due to the flooding. Glenn left the decision up to Terri to lock the gate to keep all members out until things dry out. Lime Rock has been ordered for midpoint. Jesse suggested millings instead of lime rock for the gate to the road. Jesse removed the barbed wire from Bridge Park but the wooden fence needs to be repaired. Jesse will measure and John Bryant will buy the wood and have it repaired.

Communications Committee Report: Vonda Ackerson reported members to count: 709 Columbia county and 240 Suwannee county, total of 949 members.

Discussion Items: Park Committee report- Tom Trammell no report he is out of town. Glenn advised the job description for park manager is being worked on and the last quarter of the year will be considering who can fill this position. Hopeful to have a Park Manager in place by January. Camera Security; Charlee Thompson: 4,700 feet of new cable was pulled last week and upgraded our infrastructure. Cameras are on back order. New filters were installed and as a result there have been 80 requests denied to access porno sites from Hodor Park. Fall Festival: Vicki Imm advised the hours of the festival will be 10-2. She advised to date we have vendors with 15 tables. Our DJ will play music and Ruben has volunteered to cook. Cooking and food will take place in the small pavilion as the large one is reserved for vendor tables and our DJ. Games are being planned and we welcome volunteers. Vonda is researching the purchase of a popcorn machine, Cotton candy and Snow cone machine. Ruben will sell his popcorn machine to TREPO for $100. A motion was made to approve up to $1,000 for Vonda Ackerson to purchase items for the fall festival that can be used for future events. Motion to accept made by John Bryant and second by Charlee Thompson. No one opposed. Motion passed.

Old business: Light pole on hold at Columbia Boat ramp on hold because of flooding. Signs installed on hold, Glenn reported He is searching graphics previously used and it's taking some time to find those to use. We need signage to be uniform throughout all our parks and entrances.

Open Property Owners comments to the board: Jesse advised he is willing to volunteer to spread dirt or rock with his equipment. Joan asked about wooden signs and the board advised those signs are very expensive in excess of $2,000 each. Joan questioned minutes already approved for June meeting. Page 3 complaint was received regarding unacceptable behavior by a board member on social media. Glenn advised he is willing to meet with her outside of the board meeting to discuss. Bill Brim wanted to discuss the member that was mentioned on social media regarding establishing a trailer park. Glenn advised code enforcement came out and it will not happen. It was mentioned if the bathrooms at Hodor Park are still locked and the answer is yes. Glenn will ask vendor that provides our portable potties to come out and see if the water table is down enough to open them back up. Chris, our DJ asked is it possible to install a walking path/bike trail along Newark. The board said this is the county right of way; he needs to contact the county commissioner for support. Eric Sweetwater asked if we could get all of our parks on a mowing schedule. John Bryant will handle this request.

Motion to adjourn by Charlie Arnett and second by John Bryant. No one opposed. Motion passed.

Trepo Minutes from October 12, 2021

Meeting was called to order by the Chairman at 7:00pm. Invocation by John Bryant and pledge of Allegiance by the Chairman.

Roll Call: All members present except for, Sassy Johnson, Charlee Thompson, Lisa Kirby, Joan Nano, and Phyl Rea. The position of Vice President is vacant.

John Bryant made a motion to approve Phyl Rea from the meeting and was second by Charlie Arnett. No one apposed, motion passed.

A motion was made by John Bryant to approve the agenda and second by Vonda Ackerson. No one opposed, motion passed.

Minutes from the last meeting were not presented and will be reviewed and voted on at the next meeting.

Treasurer: Carole Strickland handed out the TREPO banking information and a pie chart showing Income and expense by month January through September 2021. The total bank balance as of end of September is $108,818.96. A motion was made by John Bryant to accept the treasurer report and second by Charlie Arnett. No one opposed, motion passed. Another motion was made by Tom Trammel to accept and approve the expenditures for September and second by Sammy Keen. No one opposed. Motion passed.

Parks: Parks are starting to dry up. Discussion on spreading lime rock vs millings. Sammy Keen disagrees with using millings. Millings have petroleum in it and should not be washed in the river. John Bryant will check on this issue. The maintenance committee will have repairs done to Point Park and Mid-Point Park.

President: We have 949 members. Terri Hester recommended to the board that they appoint as interim secretary Carole Strickland and as VP Mickey Olsen. There was a discussion on failure to do the requirements of the position by the secretary. A motion was made to accept Mickey Olsen as VP by John Bryant, second by Tommy Matthews. No one opposed, motion passed. A motion was made by Sammy Keen to remove the present secretary, Bethany Pierce, from the position and second by John Bryant. No one opposed, motion passed. A motion was made by Tom Trammel to accept Carole Strickland as interim secretary and second by Tommy Matthews. No one opposed, motion passed.

Terri Hester and Bill Martin pulled the permit Monday to proceed with installing electric at Columbia County Boat Ramp Park.

Terri Hester thanked everyone who helped to set up and serve at the members meeting and BBQ. There were 38 members verified (not counting guests) and 47.5 were needed for a quorum. Therefore nothing could be voted on, it was an information meeting only.

There was a discussion regarding postings on social media by a resident who is not a member of TREPO. Unfortunately, new residence read these postings and could be thinking they are accessing an official site but are not. The discussion was Trepo Rivers vs Around Three Rivers and Three Rivers Official Chat. Please educate your friends and neighbors that there is only one official TREPO chat and that is "Three Rivers Official Chat".

Tom Trammel advised working on a job description for the "Park Ranger" and will have it to present at the November meeting.

Tommy Matthews @. Motion by John Bryant and second by Tom Trammel.

Security: Vonda Ackerson advised cameras are up at Hodor Park except in front of the restrooms. Charlee Thompson is accessing those recordings and watching the park. Next Park on the list is Point Park. The cameras will be helpful to the Park Manager.

Fall Festival is October 16th, 10:00am – 2:00pm. Volunteers are welcome and we will be providing FREE hotdogs.

Next board meeting is November 9, 2021.

Terri Hester President thanked everyone who helped out with the BBQ.

Glenn led a discussion regarding code enforcement. A new law prohibits complaints from being anonymous and must have the complainant's name. If individuals have a complaint, they can bring it to the TREPO board and the TREPO board will make the complaint to code enforcement. This way our member can remain anonymous if they wish. Building & septic permits have to be purchased. Glenn will present a policy and procedure for this at the next meeting. Possible to create a code enforcement form on line.

General comments by members: This is a family friendly neighborhood. We should not have signs with cuss words or offensive remarks for our children to see. Recommend offensive sign in a neighbor's yard be removed/changed and send letter to person from the board asking the member to consider removing it.

Karaoke has been shut down on time in recent months and the music has been turned down.

Motion to adjourn by Tom Trammel

Second by Tommy Mathews

Meeting adjourned at 8:15pm.

Minutes by Vicki Imm and Carole Strickland

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: March 15, 2022

Call to Order: 7:00 p.m.
Invocation; Pledge of Allegiance
Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	-Mary Brailee-sick
Charlie Arnett, Vice Chair	Mickie Olsen, Vice President	-Lisa Kirby, sick
-Vonda Ackerson-sick	Victoria Imm, Treasurer	Rick Palm (made quorum)
-John Bryant-sick	Hilda Gilchrist, Acting Secretary	
Sassy Johnson		
Sammy Keen		
Tommy Matthews		
Joan Nano		
-Phyl Rea-sick		
Charlee Thompson		
Tom Tramel		

Unanimous approval was given to excuse members absent due to illness.

Approve Agenda for March 15: Chairman noted correction…replace September with February
Approve February 8th meeting: Correction requested: replace accommodation with commendation.
J. Nano req. incidental motion, it failed. Motion to approve: T.Tramel, 2nd S. Keen approved with J. Nano objecting.

Secretary's Report:
Chairman asked who would be responsible for taking meeting notes. President asked Board approval for Hilda Gilchrist to be approved as secretary since she lives here and has been coming to meetings. Chairman asked for motion to approve/S. Keen; 2nd/R. Palm… approved unanimously.

Treasurer's Report by Vicky Imm reporting on Drummond BankAccount:

Checking bal:	$21,858.01
Savings:	50,009.79
Memberships:	58,058.42
Total:	$129,926.22
Monthly Checks:	$3,182.50
Auto Drafts:	592.67
Total Expenditures:	$3,775.17
Transfers:	0
Interest-Reg. Ckg:	.18
Deposits-Mem C:	4,027.00
Electronic Deposits	6,470.00
Total Deposits:	$10,897.18

Motion/T. Mathews, 2nd/T Tramel: approved unanimously
Advertising fees current and proposed were discussed. Business cards to remain at $20.00, 1/4 page will go up to $125.00, 1/2 page will cost $200.00. NO full page adds; NO color advertisements.
Motion/S.Keen, 2nd/T Mathews: approved unanimously

President's Report, Terri Hester:
1. Action needed for bathrooms at Hodor; "they are a mess!" They need to be locked after each use; kids and users leave the doors open so anyone can use them.
A discussion took place regarding possible refocusing of cameras to encompass the two door ways since currently only the hallway it's filmed. It was requested that C. Thompson re-aim the cameras to help identify who is propping the doors open.

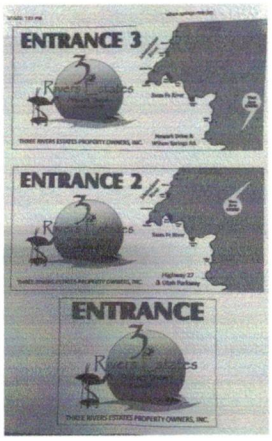
2. DJ Chris w be at Hodor with Kareoke from 2-5 on March 19th.

3. New 24´x24´ metal pavilion for Point Park will be delivered in two weeks (after she returns). The existing fence will need to be partially removed…volunteers are also needed to demolish the existing building after new one is erected.

4. Volunteers are needed for the April 9 FISH FRY set up and take down,
There will be children activities in the morning then the Florida Flatlanders play from 2 to 4.
Volunteers, please contact Terri!

Maintenance Committee Report:
Locks are broken and need to be replaced at Boat ramp and Camping Parks.

A quote to expand the pavilion at Hodor has been requested.



SIGNAGE: T. Mathews presented a graphic showing proposed entrance signs, which include a number (i.e. Entrance 2,3,4, to assist in directions (i.e. if one is to meet at a location, etc.)

A discussion took place where it was determined that the proposed signage for Suwanee side needs further work, since it currently does not include a map of the Suwanee side and thus is only 5' wide, (unlike the Columbia side signs that are 8' wide. Also, there may be a need for more than one sign on the Suwanee side, since there are more than one entrance.

ACTION: Proceed with the (2) signs for the Columbia side NOW ($1,200), and work on incorporating a map (just as the Columbia side has), enlarging the signs from a 5´´ width to an 8´ width (this will increase the cost from $403.00, that it would've cost for the 5´ wide sign if all three were constructed at the same time).

Discussion Action Items:
Park Committee Report: Tom Tramel
The park manager (PM) position and job description have already been approved by the board the following are 7 points related to P.M. position, presented for consideration and approval:
1. Base pay (hourly): $18.00 / hr.
2. Projected amount of hours/days shall be decided by the President. A min. of 10 per week; Anmaximum 40 hrs./week (to be approved by the Chairman) The work is seasonal.
3. Chain of command: Direct Supervisor: President of TREPO. 2nd in command: Chairman of the Board. Questions or disputes shall be decided by the TREPO Board.
4. Process of applying: Apply through the TREPO web site (TREPO.net). Fill out form, hit SUBMIT.
5. Chairman of the Board shall appoint a committee of three, consisting of TREPO President, Chairman, and Park Ranger Committee Chair. The committee will evaluate and rank the applicants to make a recommendation of the preferred applicant to the Board.
6. Background criminal history and drug testing shall be requested and provided on the finalist.
7. Once favorable security and drug testing results are provided. The Board will vote to approve.

Motion to approve C. Thompson, 2nd/ R. Palm.

Camera Security: Charlee Thompson
All is Going well he's got several boxes of stuff to install the priority is…first Midpoint, then Point Park. Hodor was already discussed.

Spring Picnic (fish fry): April 9th
Cost: $8.50 adults
$4.00 children
John was going to get food from Sam's, so other arrangements are needed.
Vonda will get supplies from Sam's.

New Business. None noted
Old Business: None noted

Open - Property Owners Comments to Board, time limit 2 minutes per person. The following issues were brought up by residents of Three Rivers Eststes,, all of which should be addressed further.

Mary Terry noted there are problems with Airbnb guests entering the park. It is not fair that Airbnb guests, who dońt pay a fee for park maintenance be allowed. They may be part of the vandalism problem, sometimes there are large groups that probably include friends in the area.
Options discussed include:
a. For groups of 12 or more, enforce our Covenants and Restrictions that require Owner must be present.
Skip Clemmons noted
b. Board approval is required for groups larger than 12.
Skip and Joan Nano agree we should:
c. Require Owners to register as Airbnb´s, and submit the names of any/all their Airbnb guests that will be using the parks each time they have renters.
Susan Nance and other´s agree that there are not supposed to be any Airbnb's in 3 Rivers Estates.
d. Enforce Restrictions and Protective Covenantsthat (see Parag. 13 below), that exclude businesses from being run in 3 River Estates.

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.**

President Terri Hester noted that Columbia County enforcement seems to be 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.

Jesse Crane noted that we can control whether or not Airbnb's are permitted and he also demanded to know when elections will be held, how many members will be running in October. The chairman noted that five ran the last time six will run this Oct.

Susan Nance then brought up a 2nd issue: she would like to take her tractor down to camping park, to grade it a bit at no cost to TREPO, since 4 wheelers and flooding has caused lots of mounds and depressions and makes it difficult to camp there.
Chairman reponded that she is not to do any earthmoving, but can pick up branches and sticks, etc.,
President was going to follow up as well by visting the site.

The owner of key number 1042 inquired about when keys were mailed she never received hers. The President is going to look into the matter.

Next meeting: April 12th

Adjourn: 8:15

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: April 12, 2022

Call to Order by T. Tramel: 7:00 p.m.
Invocation; Pledge of Allegiance
Roll Call:

Board Members:	Officers:	Alternates:
-Glenn Hunter, Chairman-OOT	Terri Hester, President	Mary Brailee
-Charlie Arnett, Vice Chair-sick	Mickie Olsen, Vice President	-Lisa Kirby,
Vonda Ackerson	Victoria Imm, Treasurer	Rick Palm
-John Bryant-sick	Hilda Gilchrist, Secretary	
Sassy Johnson		
-Sammy Keen		
Tommy Matthews		
Joan Nano		
-Phyl Rea-sick		
Charlee Thompson		
Tom Tramel (conducted meeting)		

R. Palm moved to excuse all members, C. Thomson moved to approve/S. Johnson 2nd, Passed unanimously

Approve Agenda for March 15: C.Mathews moved to approve/R. Palm 2nd
Passed unanimously.

Secretary's Report by Hilda Gilchrist:
Secty. noted she does not have printer nor copier. Inquired whether board was okay with saving paper. And whether all had received and been able to read the minutes sent via e-mail. All had. It was determined that Secty. could call Pres., who would then print out five or six to have available at the meetings.

Treasurer's Report by Vicky Imm:

Drummond BankAccount:

Checking bal:	$15,903.08
Savings:	50,015.96
Memberships:	68,508.82
Total:	$134,427.86

Monthly Checks:	$5,337.26
Auto Drafts:	617.83
Total Expenditures:	$5,955.09
Transfers:	0
Interest-Reg. Ckg:	.16
Interest-Savings:	6.17
Deposits-Reg. Ckg:	0
Deposits-Mem C:	5,947.00
Electronic Deposits	4,503.40
Total Deposits:	$10,456.73

Motion to approve c. Mathews, 2nd by R. Palm; Motion Carrie's, J. Nano abstains.

Spring Picnic brought in a total of $1,108.00 (Tickets $991.00 (@ $8.00/Adult +- 100 adults) $117. For 50/50 raffle). Thanks to all the cooks, fish served was Flounder

President's Report, Terri Hester:

1. Gate Security: monitoring of gates on Saturdays and Sundays will begin May 31. We are having some problems with some people not following rules, so it's been discussed that some unscheduled monitoring may be provided before May 3.
2. The Spring Picnic went very well thanks to everyone who helped including the young Marines youth group!
3. The cost for the 24 x 24 pavilion at Point Park has been received.
4. Elections: The 'B' group, four alternates and four officers are all up for election.

There was a debate about this, since J. Nano insists it is the 'A' Group with 6 board members. The Pres. will be forming a committee of five to go over the rules so that she can post information. M. Brailee said she would pull last ballot forward. J. Nano requested to be on the election committee. T. Tramel said he'll leave it up to the president to choose the committee.

Stupid is

Maintenance Committee Report:
Big John provided the key lock for Camping Park.

John Finlay stepped up to cut down trees at Hodor.

T. Tramel suggested that the duties for our lawn maintenance person should include groundskeeping so we don't have to worry about limbs that need to come down etc.

B. Brim volunteered to be on call for cutting tree branches.

Fishing park needs mowing C. Arnett will ask Ken to do so.

Communications, Vonda Ackerson:
DJ Chris w be at Hodor with Kareoke from 2-5 on 1st Saturday of every month beginning in June. A "country theme" and ice cream is in the plans for June to try to get people to come on out and participate.

Discussion Action Items:
Park Committee Report: Tom Tramel
The application for Park Manager position needs to be placed on line, C. Thompson will work with Tom.

Camera Security: Charlee Thompson
Camerás are working and catching people prop the door open (this was on Sunday, May 10 and we know who that is). Unfortunately we've also got video of a man urinating on the wall right near the entrance. No one claims to know or have seen the boy (17 yrs. +-) before and we're very glad that no young girls were around! A discussion to place about possibly capturing the upper portion of this person and posting photo online asking whether anybody knows who it is so that the issue can be addressed with him personally.

New Business:
Rick Palm reported that the status of the TREPO newsletter is in limbo, the printing of the newsletter is not working. Options include:

Publish it on the website.
Continue with hardcopies quarterly.

C.Thompson said everything is place for electronic newsletter, he and R. Palm will work to get it published electronically.

V. Akerson wondered whether we could post a sign saying NO PUBLIC ACCESS TO WATER, in order to deter people from running through people's lawns? A discussion took place about signage...Possibility to consolidate messages to one really good looking sign. J. Nano noted there's a list of what is expected at each park. All this was directed at C. Mathews, since he is 'the sign man'. C. Thomson noted that all this information is on the website, and showed J. nano where. S. Matthews reiterated Vonda's concern about trespassing.

J. Baker brought up the havoc being caused by speeding (people are breaking 50 mp) and four wheelers with modified exhaust systems making a racket into early morning hours, when they're not supposed to even be on the road. No tickets are written there is no enforcement. He has contacted Duke energy and FDOT on the Columbia side nobody wants to enforce with citations.

T. Tramel noted that the side by sides cause so many calls to be made to the sheriffs office that they started saying we know. Radar units to tell you how fast you're going may be an option. People commented that we used to have some thing like this, and it seemed to have made a difference.

B. Brim. Noted that Newark has turned into a raceway.

J. Nano asks for enforcement of the speed limits and TREPO T Tramel says he doesn't know why it's not being addressed but he thinks that Columbia County doesn't want anything to do with it. V. Ackerson noted that CC only has three officers. M. Brailee Stated that cc is too busy so enforcement has to be addressed by TREPO, someone from TREPO must say: yes I want that car towed, etc.

Fencing along the road was discussed as a deterrent from jumping off the bridge. J.Nano noted one person was already killed in the past. Duke energy is liable and we cannot fence it off. C Thompson said we would just have to put in a gate and give them a key. H. Gilchrist noted that a friend had witnessed a very large number of Gar that had been trapped and died in the chain link fencing, one year when the river was high during their spawning season.

Old Business: None noted

Open - Property Owners Comments to Board, time limit 2 minutes per person.

J. Crane Noted that elections are outlined by Florida law so committee needs to read and follow that. He asked whether there is a set time as to when people who want to run for office need to sign up; none was available yet.

Next meeting: May 10

Adjourn: 8:05

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: May 12, 2022

1. Call to Order by G. Hunter: 7:00 p.m. Glenn informed all present that regrettably, Charlie Arnett passed at 10:30 Sunday morning (May 8). Charlie joined the board in 2007. He provided tremendous support with electrical, plumbing and financing, and he will be greatly missed. Sharon, will let Glenn know when they will hold a gathering for Three River friends to honor Charlie. Glenn and Laura visited him several times, and last heard from Charlie that it was unfortunate timing, now that he'd finally retired!
2. Invocation;
3. Pledge of Allegiance to US
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	Mary Brallier
-Charlie Arnett, Deceased	Mickey Olson, Vice President	-Lisa Kirby,
Vonda Ackerson	Victoria Imm, Treasurer	-Rick Palm
John Bryant	Hilda Gilchrist, Secretary	
Sassy Johnson		
Sammy Keen		
Tommy Matthews		
Joan Nano		
-Phyl Rea-sick		
Charlee Thompson		
Tom Tramel		

5. G. Hunter reminded us that we are asked to call in with our excuse. *J. Bryant moved to excuse sick members /T.Tramel 2nd, Passed unanimously*
6. Approve Agenda: minor shifts were noted.
7. Approve meeting notes for April 12: minor corrections to be made were noted; J. Nano noted she is not on the elections committee, and asked to include a comment which was not part of the 4/12 meeting/her request was denied.
T. Tramel moved to approve/2nd T.Matthews; Passed unanimously.

8. Secretary's Report by Hilda Gilchrist: Nothing to report.

9. Treasurer's Report by Vicky Imm: Drummond BankAccount:

Checking bal:	$13704.05
Savings:	50,015.96
Memberships:	75,158.82
Total:	$138,878.83

Monthly Checks:	$2,956.93
Auto Drafts:	589.97
Total Expenditures:	$3,546.90
Transfers:	0
Interest-Reg. Ckg:	.12
Interest-Savings:	0
Deposits-Reg. Ckg:	1,347.75
Deposits-Mem C:	3,810.00
Electronic Deposits	2,840.00
Total Deposits:	$7,997.87

* Secretary asked to transfer $25,000 as needed since TREPO now has two accounts, one for online payments and the other for memberships, and checking (accounts payable) receives NO income. TREPO averages $3,000 (+-) of expenditures per month.
* Discussion took place; C. Thompson asked why we don't just have Accounts Payable and Accounts Receivables.
* M. Brallier asked why we don't just have automatic transfers.
* Secty. explained TREPO is able to keep the books transparent and address some of the complaints from the past, by tracking the way it's now being done.

Motion to approve the financial report and move up to $25,000, C. Thompson, 2nd by J. Bryant; Passed, unanimously.

10. President's Report, Terri Hester:

* A lady who monitors Manatees has requested a key to parks, we did not provide a key but asked her to call Cathy Reiker or Terri Hester.

Gate Security: Monitoring of gates on Saturdays and Sundays has begun at Hodor and Point. President relayed problems regarding following rules, such as when she asked a member to throw away her glass container but member refused, told her off, and continued to the water.

* A discussion took place for how to discipline bad behavior: 1. verbal warning (i.e. the request from the President), 2. follow up in writing (meber's name and key # was obtained), 3. suspend park privileges.
* Chairman noted the high concern of glass in the river; he suggested we wait till a Park Ranger position is filled to proceed with follow up.

President requested board approve (2) Law Enforcemnt officers for Memorial Days week-end, at least Saturday and Sunday from 11-5.

This was aproved after long discussion about disappointing past experiences.

* T. Tramel explained that a sheriff deputy is not required to enforce TREPO rules and only gets involved if there is disorderly conduct.
* M. Brallier noted that people seem to slow down due to the mere presence of law-enforcement.
* Bill Brimm said if we have a rule against glass containers, any board member can tell law-enforcement that someone is breaking one of our rules so that law-enforcement can do something; otherwise they could only act if there is disorderly conduct.
* T. Tramel said we need to give the officers a list of what wéd like them to do.
* M. Brallier noting a friend who's suffering lifetime disability from stepping on glass.
* J. Nano asked whether we can ask them to ticket speeding; we had an officer a few years ago that would just wave to them.

————

Parking issues were discussed:

* M. Brallier noted the NO PARKING signs have really helped out!
* V. Ackerson said that members were originally upset about the parking signs; Columbia County were ones who put them up!
* Chairman noted there is a wider right of way on the east side in front of private properties.

T. Matthews was asked to get a sign made up & posted at the entrance to the clubhouse parking area. Sign will say ADDITIONAL PARKING (with an arrow pointing west) TREPO Members Only.

11. Maintenance Committee Report: Terri Hester

* UF Research has a key so they will be testing the water at George Horne's dock (on the Suwanee, last dock across Point Park).
* TREPO paid for Pavillion (24'x 24') at Point Park Thursday 4/28/22.
* Desi (who cleans bathrooms) has asked for (4) garbage cans at both Point and Hodor Parks.
* S. Keen would like a second gate for tubing and kayak users to reduce congestion at Hodor main gate. The chairman noted that they've been working on finding an alternative location.

* H. Gilchrist asked when we (the Board) would see the proposed location, since she is a site planner and lives just north of the park. Chairman noted it would likely require a dock and be near the current swimming area, but it's still a work in progress.
* V. Ackerson asked permission to rope off and buoy the swimming area at Hodor and Point Park (similar to what Paul Heinmuller has done at his property), so that conflicts between boats and swimmers and boats and children are reduced. Chairman asked her to research and bring more information to the board.

12. Communications, Vonda Ackerson:

* Summer Event Planned for Saturday, June 4; DJ Chris w be at Hodor with Karaoke from 1-5. A "country theme", line dancing are planned to try to get people to come on out and participate. Free BBQ sandwiches are to be provided from the community fund.
* Current Membership. Columbia County 557 Suwanee county 183: Total 740

13. Discussion Action Items:

Park Committee Report: Tom Tramel

* T. Tramel requested Park Manager candidates should ideally be able to apply online;
* C.Thompson noted that he has received the standard application from T. Tramel, but it has lots of forms which will require quite a bit of time in order to build a website. He offered to create a simpler application with the goal to file forms (application) online.
* T. Tramel requested information be saved online so the committee would be able to access the applications.
* Bill Martin brought up the fact that security must be provided to the applicants so their confidential information is not available to others. C. Thompson noted that this will all take some time (+-)3 weeks. *Applications are proposed to be due by May 31.*

Elections Committee: The elections committee consists of five members in good standing and include Vonda Ackerson, Skip Clemons, Terri Hester, Mary Terry, Pam Thomas. Ms. Thomas reported on the rough layout on how the committee intends for the election to run. Goal is to run an election with integrity.

* *All ballots will be stamped with the official seal, so duplication is not possible.*
* Up for election will be (6) Board Members, (4) Officers, and (4) Alternates.
* Term: January 2023 for (4) years) ending Dec., 2026.
* Deadlines are as follows:

8/1/22	TREPO Members in good standing submit their qualifications for desired position (name, address, short biography).
10/5/22	Last day to receive qualifications/applications
10/8/22	Annual membership meeting and Picnic. Ballots will be available for TREPO members in good standing who are going to vote in person.
	NOTE: Absentee ballots will by request only through phone or e-mail: elections@trepo.net.
	Corporate Officers must be full time residents of TREPO.

Steve Allison (Board Presentation): Mr. Allison reported that due to the meeting of February 8, 2022 he has been accused incorrectly by two TREPO members of being the law enforcement officer who ushered out and assaulted Mr. Walker. Mr. Alison stated that he's never worked as a sheriff, and furthermore he noted he wasn't even at the meeting.

* T. Tramel noted this is a serious matter, since The Lake City newspaper could get these reports from the public record where Mr. Allison's name was used wrongfully and repeatedly.
* C.Thomson clarified that on site cameras (both inside and outside the clubhouse) were recording and were sent to the sheriffs office as evidence. Mr. Walker who says he was pushed and assaulted, created false accusations and lied. Charlee also confirmed that S. Allison was not at the meeting.

* Two WITNESS STATEMENTs provided through the Columbia County Sherrif's Office (signed by a current TREPO board member and another by a property owner) were distributed to the Board. They both accuse Mr. Allison, and show false reporting of the incident.
* This has to stop; wrongs have to be righted. Board could take action including the revocation of board member, etc. *The chairman created a committee made up of V. Ackerson, T. Hester, G. Hunter and T. Tramel.*
* J. Nano asked to speak and described what she saw… "you were standing right there", then said she didn't know Mr. Allison, and was told he was the one involved.

The board was asked to appoint a committee to review and report a recommendation to the Board, on how to reprimand the two individuals who made and signed false accusations. Motion by T. Tramel, 2nd C. Thompson, passed.

Camera Security: Charlee Thompson

Charlee is waiting for pieces and parts that are on back order to finish set up at Midpoint and Point Park. It was noted that Phase 1 and 2 of the project were previously approved so no board action is required at this time.

New Business: H. Gilchrist: *Progress towards establishing a Springs Protection Zone (SPZ) for the Itchetucknee requires we all take action as suggested by FFWC.*

* H. Gilchrist circulated a two page document dated May 6, 2022 written by Amy Rozelle (a riparian resident on the Suwanee County side), who was able to attend the meeting of the Florida Fish and Wildlife Conservation Commissioners in Gainesville Florida on May 3 & 4, 2022. She reported she has requested a non-motorized vessel Springs Protection Zone (SPZ) for the southern 2 miles of the Ichetucknee. *It seems the best course of action is to provide evidence of harm or "potential harm" from motorized vessels to the river. This might include pictures/videos of anchor/rope marks on cypress trees from anchoring/mooring, eel grass/vegetation pulled up by anchors or trampled by people, scars on manatees from propellers, erosion from boats/wakes, gas/oil in the water, vandalism, etc.*



**H. Gilchrist also noted that she purchased a "Free-Dive Flag" with weight and float 4' tall, and started swimming with it attached to her waist by a rope. This will require motor craft to stop, since they are supposed to try to maintain a distance of 100' from such warning flags. She recommends all interested to invest in one.*

*According to boating regulations, boaters must remain 300 feet from a diver's down flag on open water and 100 feet when divers are in a smaller body of water.

Old Business: None

Open - Property Owners Comments to Board, time limit 2 minutes per person. None

Next meeting: June 14th

Adjourn: 8:23

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: June 14, 2022

1. Call to Order by G. Hunter: 7:00 p.m.
2. Invocation
3. Pledge of Allegiance to US
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	-Mary Brallier
Vonda Ackerson	Mickey Olson, Vice President	-Lisa Kirby
John Bryant	-Victoria Imm, Treasurer (vaca.)	Rick Palm
-Sassy Johnson (sick)	*Carole Strickland (Substituting)	
Sammy Keen (family)	Hilda Gilchrist, Secretary	
Tommy Matthews		
Joan Nano		
-Phyl Rea-sick		
-Charlee Thompson (family)		
Tom Tramel		

Motion to approve excused members J. Bryant, 2nd T.Tramel, Passed unanimously

5. G. Hunter asked *Rick Palm* to come up from an alternate to fill the board vacancy and vote tonight due to recent board member deaths.
6. Approve Agenda: *J. Bryant moved, T. Trammel 2nd; Passed unanimously.*

Parliamentarian Bill Martin it's been our process to ask whether all have signed in. Debbie Jean Chadwick had not. It was noted that she is present

7. Approve May minutes: Secretary noted the date of April will be corrected to May 12.
Motion to approve minutes by R. Palm, 2nd by J. Bryant; Passed unanimously.

8. Secretary's Report by Hilda Gilchrist: E-mail addresses are needed for Mary Brallier, Lisa Kirby, and Phyl Rea.

9. Treasurer's Report by Carole Strickland (on behalf of Vicky Imm):

Drummond BankAccount info for May 2022:

Checking bal:	$ 5,009.77	Monthly Checks:	$8,162.63
Savings:	50,015.96	Auto Drafts:	631.51
Memberships:	79,512.22	Total Expenditures:	$8,794.14
Total:	$134,537.95		
		Transfers:	0
		Interest-Reg. Ckg:	.06
		Interest-Savings:	.00
		Deposits-Reg. Ckg:	99.80
		Deposits-Mem C:	2,400.00
		Electronic Deposits	1,953.40
		Total Deposits:	$4,453.26

Discussion took place regarding refund from insurance.
Motion to approve the financial report , T. Tramel, 2nd by T. Mathews; Passed, unanimously.

10. President's Report, Terri Hester:
a. Gate Security: Monitoring of gates on Saturdays and Sundays at Hodor and Point is going well. President relayed incident with speeding and other issues at Point Park.

b. Summer Activities:
* 1,680 people visited Hodor during Memorial Week-end.
* The large metal Pavilion (24'x 24') at Point Park is up; the President is getting the cost for two smaller pavilions to be framed out of wood.
* Another special event is being planned for July with hot dogs, and other snacks.
* 175 people came to the BBQ & western themed free event, turned out nice, everyone enjoyed it.
* security arrangements are being made for 4th of July week-end.
* Columbia County Sheriff officers are doing a very good job and stayed highly visible and talking to people during Memorial Day week-end (from 11-5). Father son team the first day and then son and friend.

11. Maintenance Committee Report:
*J. Bryant reported that he picked up more locks and is changing the lock at Boat Ramp Park, he got more keys for red gate at Point Park

Also, he was told to get trash cans. He noted that prices have gone up, we need sturdy ones, but when people load those up, our receptacles with wheels are very hard to roll on our sandy surfaces.
* T. Hester noted that Lowes has smaller trash cans for $79.00 and $109.00 for large ones.

* He talked to Jeff Keaton about the keys; we need to order the keys very soon; estimate how many we need. Also, if the cost of keys goes up again we need to confirm that the budget allotted for currently is adequate to cover their cost; otherwise the board will need to vote.
* He has two grills in the shed that can replace two wherever needed - Hodor Park. But we need to order more at 300-400 at least, the ones we get from Amazon don't hold up well. H. Gilchrist noted she can look into other companies used for the parks in tallahassee. We need about 7. J. Bryant, H. Gilchrist, and T. Hester we're to research and gather information for high quality grills and freight, and report back.
* T. Tramel suggested approving a max. budget (up to $6,000.) amount so purchase can be made. T. Mathews 2nd passed unanimously.

12. Communications Committee Report: Vonda Ackerson
Membership: 588 Columbia County
202 Suwanee County
790 TOTAL

13. Discussion/Action Items
a. Park Committee report: Tom Tramel: Getting closer to end of the process for Park Manager position had (4) applicants. They were all reviewed. (2) applicants failed to meet minimum requirements (2) applicants did meet requirements; one applicant stood out well above the other. For the record this is a Park Manager's position, not a Park Ranger, no guns or law enforcement required, and our recommendation is to have Bill Brimm awarded the position as an employee to TREPO, contingent upon successful background check and interview with the committee.

William D. Brimm's resume was read supporting that Mr. Brimm is highly qualified. The resume (not attached) is hereby made part of these meeting minutes.

**Motion by T. Tramel, 2nd. J. Bryant moved to approve, motion passes unanimously… congratulations Bill (hardy applause by audience).*

b. Camera security: Charlee Thompson absent due to his mother entering hospice care. Vonda noted that Charlee's waiting for several camera components.

c. Elections Committee report: Pam Thomas is the spokesperson, and will be prepared to discuss the process in more detail if necessary at the July meeting.
The President noted the process is explained fully in the Newsletter.
Mary Terry noted she's heard nothing but positive feedback on proposed procedures.
G. Hunter noted he attended one of the meetings and was impressed by the due diligence of committee fulfilling goal to run an election with integrity.

* *All ballots will be stamped with the official seal, so duplication is not possible.*
* *Up for election will be (6) Board Members, (4) Officers, and (4) Alternates.*
* Term: January 2023 for (4) years) ending Dec., 2026.
* Deadlines are as follows:
* July 1- August 1 TREPO Members in good standing submit their qualifications for desired position (name, address, short biography).
* 10/8/22 Annual membership meeting and Picnic.
* Ballots will be available for TREPO members in good standing who are going to vote in person.
* Mary Terry noted that people could also turn their votes in sealed envelopes.

NOTE: *Absentee ballots will by request only through phone or e-mail: elections@trepo.net. Corporate Officers must be full time residents of TREPO. No ballot harvesting. Vote in person, each member voting shall show their park key/number and i.d.*

* Joan Nano claimed that process doesn't qualify for the 720: ALL absentee ballots are required to be be sent via US mail.
* G. Hunter said we're just a couple weeks from qualifying and that issue so we need to get all issues resolved at the July meeting. He thanked all the committee members for their due diligence to hold an election we can all be proud of and we have no issues with.

* *D.J. Chadwick had a question…said she and others want to know who is on the elections committee.*
* *The President responded that elections committee consists of five members, Vonda Ackerson, Skip Clemons, Mary Terry, Pamela Thomas, Vonda Ackerson, and herself.*
* D.J. Chadwick claimed "that's illegal" because you guys are on the board and committee members were not to be part of the board.
* Terri responded that all she did as TREPO President was to sit in to make sure the meeting ran smoothly.
* V. Ackerson noted that as of July 1 when she and T. Hester run for election, they will not have any involvement in the election committee.
* D.J. Chadwick…"it was crooked as hell"; she left the meeting slamming the door behind her.

d. Safe Deposit Box Discussion: The Chairman said our safe deposit box is at TD Bank, he went in to the bank and attempted to move the safe deposit box from T.D.Bank to Drummond Bank, and found out this is not easy to do, now that the current signatories have passed, (Charlie Arnett and Evelyn Johnson). What we need is a motion and vote in the minutes so we can assign G.Hunter and T.Hester as the (new) assigned signatories
What's in the box? V. Ackerson: Deeds, Inner workings of trepo, not the corporate seal.

* **Motion (by J. Bryant) that Glenn Hunter and Terri Hester be the new signatories for TREPO, and that the Safe Deposit box be moved from T.D.Bank to Drummond Bank. 2nd by T.Tramel, passes unanimously.**

Parliamentarian, B. Martin said he'd like to challenge the director that says that 720 as requiring mail in absentee ballots; he sees no such thing for that requirement.
Jesse Crane 723-078. B. Ackerson noted that is a mobile home section. Now we're talking about a different section.
Chairman asks that we come back with that information once researched.

14. New Business:
Question regarding Keys…do we need to budget monies for purchasing new keys? J. Bryant says every year we have to pay for that. If we have to take from this years, we have $8,500., if the price is going up again, we need to allocate it now, not wait till October. Chairman says if it's already in the budget and unless it is a higher price than budgeted we don't need to take action.

* *T. Matthews reported that we finally got the signs placed (new entry signs-one at Utah and 27, and the other at Newark and Wilson Springs Road).*
* *He said H. Gilchrist has volunteered to come up with a planting plan for the two signs.*
* *H.Gilchrist said she will work with members of the TREPO Gardening Group, Pam Thomas and Judy Brimm and others. She noted she has preliminarily discussed using Saw Palmetto, a native, very low maintenance shrub with showy foliage.*
* *A budget was previously approved by the board for the landscape.*
* *The dirt is still holding up.*

15. Old Business:

There was old Business last meeting, related to board member, Joan Nano. We had a member that came forward citing a concern about a board member, regarding a false allegation against the member…a witness statement that relayed to an incident occurred in Feb. it upset the member, and it was totally inappropriate the manner in which it was written up as false statements. As a matter of fact, the member was accused wrongly when he wasn't even at the meeting. The witness report was incorrect based on surveillance cameras that proved them incorrect. The was an officer of Columbia County involved, and he was completely exonerated of the false statements, however, the remarks made against a member of TREPO by a board member, and I would tell you that we need to be more responsible in how we treat our community

I read the two witness statements, (the other was Mr. Crane) that said the same comments and statements. After review their signed statements were erroneous.
This is what the board has had to deal with continually. It is not helpful for our community; it puts this board in a very bad position potentially litigious

Statements made by our members and what we do. What can we do? I don't know but we should find some appropriate means to censure the board member,

What actions can we take as a board,
There is an ethics that we should hold people to as it relates to their conduct and intent. And I don't think any of us have the right to misrepresent our board or our community by our action, and so with that being said, I don't think that there's a law, but we could censure tonight, we could warn, or we might have the ability to take away membership away if these actions

continue. So I would throw that out, Mr. Tramel do you have any thing to add? We had these discussions in our committee.

* T. Tramel: I'll mention 2 things, this goes to liability and credibility. Anytime a board member speaks it's very difficult to separate the individual from speaking for the board, so we need to make sure that anything connected to the board, and TREPO is accurate and factual.
* And as far as I'm concerned this is also connected to members if you want to be a member in good standing you don't falsify reports and you don't make allegations that are untrue. It also goes to personal liability and Mr. Alison indicated that he would like to contact an attorney. This is a serious matter, since it was recorded as a part of public record law, which means that anybody can get that record Including the newspaper can publish it and if the paper publishes it even greater liability is incurred for the individual and possibly the board.
* It is imperative that this has to stop.
* Board could take action including the revocation of board member, etc.
* J. Nano asked to speak and provided her interpretation.

T.Tramel asked the board to let the committee (made up of V. Ackerson, T. Hester, G. Hunter and himself), to meet one more time to make recommendation to the Board, on how to reprimand the two individuals who made and signed false accusations.

Motion by T. Tramel, 2nd C. Thompson, passed.

* V. Ackerson reported she has been given permission by FWC to rope off and buoy TREPO swimming areas so that conflicts between boats and swimmers and boats and children are reduced.

Open - Property Owners Comments to Board, time limit 2 minutes per person.
* I think all we need is a welder, and make posts out of stainless steel with a bolt.
* I was looking at the grills at Hodor and all they need is the post needs to be welded back on
* Jesse Crane noted that membership income and no. of members don't seem to add up,
* V. Ackerson noted that some of the fees are prorated.
* Floaters getting in off the highway, qyuite a few people that once the gate keepers leave at 5 or 6 a whole other group comes in, the attitudes change, speeding goes up, a kid and his dog was almost run over. Once we get a Park Manager things could improve. Maybe the gate keepers could stagger

*P. Thomas: I've become aware that the master key (with a code number) is hidden place somewhere in each of the parks. someone is giving out the code number it's being used.
*Chairman: It's set up for Management District and Game Commission, but we'll have to change that.

*Mary Terri: I brought the issue of the air B&Bs up a few meetings ago and I'm wondering if there's been any progress or discussion as to what we may or may not be able to do including guest access to the parks and all that.
*Chairman: we have not met on that.
*V. Ackerson: We're having somebody look at some recent laws. I know there's one that if it's under a six month rental there are some consequences.
*Chairman: that's gonna be difficult to do because we've got some prescedent.
*B.Brimm:

Next meeting: July 12th
Adjourn: 8:15

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: July 19, 2022

1. Call to Order by G. Hunter: 7:00 p.m.
2. Invocation
3. Pledge of Allegiance to US
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	-Mary Brallier
Vonda Ackerson	Mickey Olson, Vice President	-Lisa Kirby
-John Bryant (sick)	Victoria Imm, Treasurer	Rick Palm
-Sassy Johnson (sick)	Hilda Gilchrist, Secretary	
Sammy Keen (family)		
Tommy Matthews		
Joan Nano	Park Manager	
-Phyl Rea-sick	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. Motion to approve excused members C. Thompson, 2nd T.Tramel, Passed unanimously
6. Approve Agenda: *moved by T. Trammel, 2nd, C Thompson, J. Nano opposed.*
7. *Approve June minutes, moved by T. Mathews, 2nd, T. Tramel.*
8. ***Chairman G.* Hunter *recommended Rick Palm* to fill C Arnett's seat on the board** *for the remaining 2 years; moved by T. Tramel, 2nd: C. Thompson, J. Nano objected,* saying Rick Palm was assigned to the board when M.Wilson had to drop out due to his wife, he was already on the board.
9. **Secretary's Report:** Hilda Gilchrist asked what the Secretary would normally report. Chairman responded the general it might address legal matters, or something that needs signatures, etc.
10. **Park Managers Report:** Bill Brim: provided a detail report of findings from when he began as Park Manager, please see the attached report.

*J.Nano is concerned about lime-rock because it is in the flood plain. Land is being desecrated within 75' of the water. She congratulated B. Brim; applause from all.
*Chairman requested the recommendations be sent to the Parks Committee and Maintenance

Rick Palm moved to accept the Park Manager's Report; C.Thompson 2nd, approved unanimously.

*V. Ackerson reported that people who did not have keys to Boat Ramp Park And get locked in are driving through 3 adjacent properties.
*Mary Terry asked whether midnight paddles need to be scheduled. Currently the rules dont say that, but they should, since whomever schedules this would be responsible for any problems.
*Chairman noted that parks close at dusk.
*J.Crane brought up night fishing creates issues as well.

11. Treasurer's Report: Vicky Imm:

Drummond BankAccount info for June 2022:

Checking bal:	$13,640.06	Monthly Checks:	$9,779.96
Savings:	50,022.20	Auto Drafts:	1,701.63
Memberships:	67,575.22	Total Expenditures:	$11,481.59
Total:	$131,237.48		

Transf. to Reg. Checking:	**$ 20,000.00**
Interest-Reg. Ckg:	.14
Interest-Savings:	6.24
Deposits-Reg. Ckg:	100.00
Deposits-Mem C:	6,338.00
Electronic Deposits	1,725.00
Total Deposits:	$8,169.38

Treasurer requested $50,000 be transferred from membership fund to checking account. Motion by S.Keen, 2nd, T.Tramel.

Motion to approve the financial report, 2nd C. Thompson 2nd by V. Ackerson. Passed unanimously.

*S.Keen noted that Drummond Bank Branch is closing in Fort White effective Sept. 1. we will continue to bank with them through Lake City office. Chairman noted the new bank will be Seacoast, a much bigger bank.

*V. Imm reported we'd been paying $.50/mile. IRS increased it to .62.5 for the remainder of 2022. *Motion to approve the increase in mileage to .62.5/mile, motion by T. Tramel, 2nd by S.Keen. Passed unanimously.*

10. President's Report & Maintenance Report (since J.Bryant is absent) Terri Hester:

a. She has ordered a second pavilion for Point Park, going to see what it's like with just two.
b. Grills are being ordered.
c. She'd like to thank the Boy Scouts for cleaning Point Park, and ask the Secretary to write a letter.
d. We need to order the keys now for next year. We have $8,500 approved; if the price is going up again, we need to allocate it now, not wait till October.
e. Lock down at Point Park is going to be replaced by Bill Martin tomorrow.
f. J. Crane suggests we submit proposed location of pavilions so we don't get in trouble.
g. It was noted that Mid-Point Park needs repair of wood steps, some are missing, lots have algae growth. S.Clemons noted the walk needs to be wider!
h. Separate facility and stairs appropriate for launching tubes, canoes and kayak's was discussed for Hodor Park, Chairman noted that the access may be just north of the volley-ball courts and that the district (DEP) needs to be called to take a look at possible location. We don't want to make this a swimming area; just a launch area! It was suggested (by S. Keen) that dealing with all the permitting could be handled by whomever is going to build the dock.
i. The President later noted she feels we need to work on Brendan Park before tackling Mid-Point Park.

12. Communications Committee Report: Vonda Ackerson

Membership: 618 Columbia County
202 Suwanee County
820 TOTAL

Note: the highest membership was last year 962 total in Dec. 2021

*Everyone is aware that many properties are changing hands. We get noticed from the title companies inquiring about an estoppel fee…a letter requesting whether the existing member's yearly fees are paid up? Are they behind?

*Our Articles of Incorporation and By-laws require a membership fee be paid (the fee was $25.00) but that the board has the responsibility to raise or amend fees (currently that fee is $100). If you own several properties, you're only required one membership fee.

*She feels she needs something documented to hand out to the realtors that says the membership fee is mandatory, so when we send our next invoice, precedent is there.

*Keys to access parks are a privilege for members in good standing. Membership fee applies to the fact that members are stewards of the common property and help pay for taxes, utilities, mowing, maintenance, insurance, etc.

*We should be putting liens on properties that are not current. At this time it is not our practice to place liens, since we don't have the man-power. *She requests the board approve a lien be placed on*

properties so when properties are sold the unpaid balance of up to 10 years is collected (in order to get clear title), and past due fees are paid to TREPO.
720 says we can charge a fee and she she needs the board approve $100.00 fee per year not paid.
*If member has paid and has keys in hand, they must turn keys over to the new owners.
*J. Nano, we have people that bought property before this was required.
*If you would like to use the facilities you can charge additional fees for use of the boat ramp.
*S. Clemons noted that no one is going to enforce the lien just because we've placed a lien.

The discussion then shifted to the latest threats by Hank Lowry and others . A deputy called and suggested that the Board send a letter to the Sheriff and State Attorney's office on behalf of TREPO members regarding concern over the safety of our members. It is a felony to threaten a board member.

Real threats about shooting members, etc have been posted...every threat should be documented collected (filed in our own internal file) and provided to the Sheriff's office as evidence of the type of behavior reported. At some point services of an attorney may be required.

Anytime anything has to acted upon, the Board representing over 1,200 voter's has a strong case. If the State's attorney is refusing to do anything, the Board needs to continue to push for action. It's not local law enforcement issue. Deputy has done everything he can, just waiting for action from the States Attorney. County Commission also can go to bat for us, since he gets elected by people here.
*A point was brought up about holding the executor of account liable/responsible for content posted on site. D.J. Chadwick noted that on that site there is no administrator; the administrator was blocked, the site was hacked, no one has access, so account can't be closed. Anyone can say whatever they want on that page.
Chairman: Motion that the Board send a letter to the Sheriff and State Attorney's office on behalf of TREPO members regarding concern over the threats and safety of our members. this has been going o for over 2 years; when we engage with this individual he steps up even louder. We need to document collect and filed in our own internal file threats and evidence of the type of behavior reported so we can send copies to them in the future. Chairman will deliver the letter to the State Attorney in person.
Moved by T. Tramel; 2nd T. Mathews, J. Nano abstains; motion passes.
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*V. Ackerson requested time to once again discuss HOA & POA. We are Three River Estates Property Owners Inc....that is our business name through Sun-biz. We are not a POA and don't fall under the criteria of a POA (Property Owner's Association), differs from a COA (Condominium Owner's Association) and an HOA (Home Owners Association).
*A POA can govern multiple types of property such as residential and business, the goal of a POA is to improve an entire area, neighborhood, or even an entire town. A POA can implement zoning restriction, undertake development projects and enhance community areas. A POA is focused on engaging on plans to develop businesses and increase of property value across a large area.
*We follow the Florida statute 720 which covers HOA (Home Owners Association). According to 720 classification, a HOA is typically the most known type of association. HOA is usually comprised of a group of similar homes & residences along with common areas, club houses, boat houses, and other properties that are shared with the whole community. It conforms to a strict set of regulations and requires all residents to adhere to the regulations. The rules that are used to regulate things such as appearance of homes to the number of pets. Every HOA has a different set of rules which the residents agree to uphold. The overall aim of an HOA is to create a safe and comfortable environment that raises the property values of our community. The members of the community assist with fees paid to support the community.
*We must comply with HOA rules. There are no state statutes for POA, they all go by HOA rules. Even if we don't follow a rule or enforce a rule, it doesn't throw out the rule. This was established long ago 1987(?). Mobile Home Associations are different than ours; we are legally an HOA in the state of FL.

15. Discussion/Action Items:

a. **Camera security: Charlee Thompson:** Base was installed at MidPoint the other day, his crew will be there with a Trencher Thursday to put ditch in to run the conduit. All is being installed. Point is next. Also, no cameras are filming inside the bathrooms, it is against the law, no one can see inside the restrooms!

b. **Park Committee Report: T. Tramel** kudos to C.Thompson and to B.Brim for all they are doing! It is making a huge difference in helping people feel safer. Chairman agreed and noted that we don't want to hear anyone say I don't want to go to the park because of certain people. Good job with the pavillion too!

c. **Elections Committee report: Skip Clemons was the spokesperson.** *Skip Clemons discussed the process in detail. The process and rules is explained fully in the Newsletter.*

**Who's going to receive ballots…We'll receive one ballot per member. It will be and it will go in the ballot box. Hilda will keep the locked box. Box will not be open until Oct. 8th with 3 elections officers. Ballots will be marked as received. Mary Terry will have the key.*
You'll have to have a voter i.d. and your member no., otherwise you willl not be allowed to vote. Once the votes are counted, they will be posted on our TREPO website

* *All ballots will be stamped with the official seal, so duplication is not possible.*
* *Up for election will be (6) Board Members, (4) Officers, and (4) Alternates.*
* Term: January 2023 for (4) years) ending Dec., 2026.
* Deadlines are as follows:
* July 1- August 1 TREPO Members in good standing submit their qualifications for desired position (name, address, short biography).
* 10/8/22 Annual membership meeting and Picnic.
* Ballots will be available for TREPO members in good standing who are going to vote in person. *Corporate Officers must be full time residents of TREPO. No ballot harvesting.*

*If there's a questionable ballot for some reason for example the envelope is not properly filled out, there could be a reason to have a provisional ballot. Those ballots will be set aside and will not be used unless they will alter the election. If someone has 100 votes and the closest person to that is 65 votes, and we have 15 absentee or provisional ballots they will not make a difference and will not be counted.
*We're trying to make it simple there will be no write-in candidates… this is what made it such a long process two years ago, because they didn't have a tally sheet. The elections supervisors office has requested that as soon as we produce a ballot we are to take it down to the elections office and Tommy Brown has assured us their office will produce a tally sheet that their people will be able to use in telling votes we will have nothing to do with tallying votes; this is outside the realm of anyone who lives in Three Rivers Estates.

In-Person Voting Guidelines
The 2022 election will be held on October 8 between 10 a.m. and 1 p.m.
A member voting in person may pick up their ballot the morning of election.
THESE TWO FORMS OF ID REQUIRED: Photo ID and member number (located on key.)
Each member will place their completed ballot in the locked ballot box.
To protect voting privacy, accuracy and count, no one will be allowed to place another member's ballot in the locked ballot box.
Voting will end at 1 p.m.
The ballot box will be turned over to the counting committee, whose members will not include TREPO owners.

Absentee Ballot Guidelines
While not an election requirement, absentee ballots will be available for this 2022 election.
If a member wishes to vote but can't be in attendance on Oct.8,
Members *MUST* request an absentee ballot no later than September 1
by phone 386-497-3320 or by email at *election@trepo.net, and a* ballot will be mailed to each member at the address on file for their membership.

Special Instructions to be in compliance with Absentee Ballot guidelines:

A. Each member must fill it out his/her own ballot
B. Print your name for legibility and sign your name,
and include your member number (found on key.)
C. Must place absentee ballot in an unmarked envelope and seal envelope
D. Place that envelope in a second envelope addressed to:
TREPO, P.O. Box 148, Fort White, FL 32038
E. **In return address area, include member name, member number, and the words *Absentee Ballot***

Absentee ballots must be received by mail no later than October 3
OPTION TO SAVE POSTAGE: deliver the double sealed envelope to Election Committee members who will be available at Hodor Park on Saturday, September 24th or Saturday, October 1st between the hours of 10 a.m. and 12 p.m. All drop-off absentee ballots will be verified by a committee member, and then the member will placethe ballot into the locked box.
The locked ballot box to be opened only on the day of the election by the Counting Committee.

At the conclusion of the election, the counting committee will tally all votes. The results will be delivered to the Elections Committee and will then be immediately posted on the TREPO website.

Under no circumstances will anyone be allowed to cast another person's ballot.

2022 Annual Members Meeting
The Annual Members Meeting will begin at 1 p.m. on October 8 immediately following the annual election. If a member cannot attend but wishes to have someone represent him/her, this may be done by proxy for the Annual Meeting.

Proxy Guidelines
1. A member may request a proxy form for his/her own use no later than September 1, by phone 386-497-3320 or by email at *election@trepo.net, and a* proxy form will be mailed to the member at the address on file for their membership.

2. The proxy form must be filled out and returned no later than October 3 and will be filed with the secretary. Proxies are for the Annual meeting and not for the election.

SUMMARY
2022 Election and Voting Procedures
The next TREPO election will be held on October 8, 2022, between 10 a.m. and 1 p.m. There are two ways to vote for board members or officers in this election:
1. Vote in person or
2. Vote by Absentee Ballot, and the that must be received by October 3.
Please remember, for an absentee ballot to be valid it MUST be placed in a sealed envelope and then placed inside a second envelope marked Absentee Ballot along with the member's name and member number.

UNDER NO CIRCUMSTANCES WILL ANYONE BE ALLOWED TO CAST ANOTHER PERSON'S BALLOT

Questions/Answers:
*A member can hand-deliver one absentee ballot up to two days before from 10 until 12, if someone wants to deliver an absentee ballot. If we get two ballots from the same member (i.e. the same member number), both of the ballots will be invalid.
*If you call in requesting an absentee ballot, it will be marked that you requested a ballot by Aug. 17. It will be noted that it was sent on the 19th. If by the end of the month, you have not receive your ballot,
*Just because you receive an absentee ballot doesn't mean you have to vote an absentee ballot. It's no different than general elections in the county, or state, or federal. You can show up and vote. But if your absentee ballot also comes in, neither vote will be counted; both will be excluded.
*On the two days that we are receiving/collecting ballots, we are not handing out ballots!

d. Report from the board authorized investigation regarding board member Joan Nano and Jesse Crane, summarized by Tom Tramel:
In view of the incident at the TREPO Board Meeting of February 8th, 2022, at the TREPO clubhouse. The committee met and after reviewing the witness statements and comparing notes from the existing video tapes, and the other witness accounts, the committee finds the following: that director Joan Nano, member Jesse Crane, and Richard Walker (according to TREPO a member not in good standing) Made false statements to the Columbia County Sheriff's office regarding an incident that occurred at a TREPO Board Meeting of February 8th, 2022, at the TREPO clubhouse.

These written statements (County Sheriff's Office 220FF000557) include numerous false statements and the false identification of Mr. Steve Allison as a person who allegedly assaulted Richard Walker. Videos revealed that no assault nor battery took place and that Steve Allison was not only misidentified as the assailant, but he was not even present at the meeting. It is there for the findings of the committee that

1. No assault as alleged took place.
2. That false statements were made by those witnesses previously mentioned.
3. As a result Columbia County sheriff's office, a member in good standing Steve Allison, was defamed by witnesses intentional misidentification.
4. This information was reported to a public agency making the information available to the public and to the public media. It is open to public inspection this creating a liability for libel and defamation of character.
5. As a result of their false statements they also attempted to disparage the good reputation and character of a deputy sheriff. And destroyed his good standing in the sheriffs office and in his law enforcement and TREPO community.
6. Having brought discredit to herself, TREPO, and the TREPO board of directors and having placed the board and TREPO in a possible position of enhanced liability, The committee recommends to the board that Director Joan Nano engaged in conduct unbecoming to a board member and because of such, that she be requested to resign from her position immediately. If she refuses to resign then the committee recommends that she be fully censored by the board.
7. As to Jesse Crane the committee that he engaged in conduct unbecoming a TREPO member for making false statements to law enforcement.
8. As to Richard Walker, while he is a property owner, but is not a member in good standing according to TREPO records, and therefore does not deserve a stage a TREPO meetings. He should be warned that should he engage in this type of behavior, he will be banned from future meetings of TREPO.
9. These are permanent records and only way they can be done away with is if Mr. Allison hire legal counsel, and request it be expunged.
10. Videos are sufficient to show that statements made are false.

*Chairman noted that the investigation committee has made a recommendation and asked whether there are any comments.
*Joan Nano was asked by C. Thompson if she had anything to say. She distributed a letter and proceeded to read it. Among other things, she requested the board apologize to her, stated she has freedom of speech, apologized for her actions. Please refer to full letter as part of board records.
**C. Thompson* then speaking directly to J. Nano, noted that he and many others have worked side by side with Joan for many years and love her dearly. He hates to do this but feels he has to do what's right. It was false accusations, she was sitting by the door and saw what happened. She chose to report it falsely, so he made a motion that the committee recommendations be accepted. *He moved to accept the committee recommends to the board that Director Joan Nano be requested to resign from her position immediately. If she refuses to resign then the committee recommends that she be fully censored by the board. 2nd by R. Palm.*
*V. Ackerson noted that she has reviewed the inside videos several times and you can clearly see that the officer did not touch Mr. Walker. Then, from the other side you can clearly see there was a gap between them and there was no contact. That's a part that really bothers her. Also, one cannot guess or

opine in a witness statement. Better to generalize the facts than say something that is not true and factual. The signature is below a statement that says I swear this is true.
Chairman called for a vote was called and motion passed unanimously.
*J. Crane asked what the board action against him was. He was told that he, in conjunction with J. Nano and Mr. Walker made similar erroneous statements.
*Chairman closed by saying a vote was taken, we are finished with this issue.

e. Report from the board authorized investigation regarding Debbie Jean Chadwick, summarized by B. Brim, and T.Hester.
*B.Brim (BB) was asked to present the incident. On 7/10, he was asked come out to Hodor Park by President T.Hester(TH) of TREPO, Bill was advised there was trouble with Debbie Jean Chadwick (DJC). Sheriff had already been informed, and was ready to leave. TH reported she'd been yelled at from a cross the park upset about Airbnb, and we were allowing people that should not be allowed in. BB noted DJC was drunk or definitely under the influence of some substance. BB is not going to put up with anyone giving the greeters a hard time, and he will always support the gate greeters. He asked that DJC be escorted out.
*TH was asked to make her report. She said, she was sitting at the gate when DJC started making a scene about Airbnb people and asking them questions at the gate and causing a disturbance…they're not allowed in, asking where they get their key from, etc. TH responded… if they have a key we let them in. DJC was yelling, ranting and raving. TH was ready to leave and the other greeter still had an hour in herr post. As TH left, DJC said…since you're not doing your job, I'm going to do your job for you, so she runs, grabbed the clip board and sits down where TH had been. TH immediately came back in the gate and asked DJC to get away from the area; this is not your job. DJC said I can do this if I want to. TH asked her to leave right now. DJC said, we'll I guess I'll leave, she forgot she had her pipe in her hand, and it busted and went everywhere. TH asked if she was smoking marijuana, and DJ responded…no, CBD. She continued to holler, TH called BB.
*T. Tramel then asked a series of questions, to which TH responded yes.
Did she yell at you? Did she use profane language? Were there other people around that could hear her? We're there children? And did the officer have to escort her out of the gate?
*BB read He has a copy of the Officer Toby Campbell report which is on file and described what occurred on Saturday, July 2nd 2022 404 SW Riverside Ave.
*The chairman then asked one other thing of TH… how did DJC act once she was out of the gate did she do what she was asked TH reported that she had been asked not to drive and instead she got in her car and used excessive speed to drive off.
*T.Tramel then repeated the offenses made. The chairman asked for options. The public has had enough of this. They were totally appalled, and they expect the Board to do something to send a message that that won't be tolerated.
*A motion was made by S.Keen and amended to suspend her park privileges till the end of the year and she be asked to surrender the key and if she doesn't do so, then she will not be provided keys for 2023. 2nd by C. Thompson. Unanimously approved

16. New Business
*T. Mathews suggested we ask the County to pave Utah Street, a long dirt road that no one wants to take.
*Chairman asked if he wanted to take it to Mr. Ford? Noted that they have a 5 and 7 year paving plans, and during that time residents could be asked how they feel about it.

Open - Property Owners Comments to Board, time limit 2 minutes
* Jesse Crane: what about movies, can we bring them back? No action was taken.
* Cemetery is being cleaned up a bit, 2 trees were take down at the gate, and some other clean up.
* P.Thomas noted that the gardening community would like to get involved.
* Chairman said he'd like to get with her on that, but it is not a park, it is a cemetery.

Next meeting: August 9th **Adjourn** @ 8:50 p.m.

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: August 9, 2022

1. Call to Order by G. Hunter: 7:00 p.m.
2. Invocation
3. Pledge of Allegiance to US
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	-Terri Hester, President	-Mary Brallier
Vonda Ackerson	Mickey Olson, Vice President	-Lisa Kirby
John Bryant (sick)	-Victoria Imm, Treasurer	
-Sassy Johnson (sick)	Hilda Gilchrist, Secretary	
Sammy Keen (family)		
Tommy Matthews		
-Joan Nano		
Rick Palm	Park Manager	
-Phyl Rea-sick	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. Request Board to approve excused members: Motion by J. Bryant, 2nd C. Thompson, Motion passes
6. Approve Agenda: Motion by C. Thompson, 2nd T. Tramel, Motion passes.
7. Approve July 19th Minutes, Motion by C. Thompson, 2nd by S. Keen, Motion passes.
8. **Secretary's report, Hilda Gilchrist**

*(2) letters written (one to J.Nano, another to D.J. Chadwick) and printed out for Chairman's signature, sent by certified mail, dated July 26th.
*Requests reports by Park Manager and others be submitted to C.Thompson and referred to as attachments.

9. Park Managers Report, Bill Brim: provided a detail report, please refer to Web site attachments. In general, the majority of people are very appreciative of what we're doing at the parks. There are still some groups that are not. He's been working with the Sheriff on some issues. Gate locking is still a problem; folks coming up to Point Park; dogs without leashes; glass containers at all the parks, especially at Point Park. Midpoint someone left gate open, others got in without a key and we're asked to leave; a gentleman a group of four, a group of 3 with a dog, Steel, had a dog in there, said it wasn't his, but it was, he got in to Bill's face. B.Brim left, locked the gate and wrote an incident report as is his habit. Camping Park, gate is always left open! 2 Airboats pulled up on the shore with ropes around the trees. Speeding by 4 wheelers is also a problem! He noted it's great to work with a team of people.
*Chairman then spoke…the more documentation we get we can use to warn, and eventually take away memberships. If we don't work to enforce rules in place, we will get sued (in fact we are currently in a difficult suit).
*T. Tramel noted it's an educational process. He would support sending Mr. Steele a letter based on these current incidents, where he almost ran over a person.
*Chairman notes we have now identified a green and black (4) wheeler. We could send our findings to State Attorney's office and Sheriffs department.
*T. Tramel Motion that we send a notice to Mr Steele (a member), 2nd by C. Thompson.
Discussion… *B.Martin notes that we need to have evidence along with the letter.
Motion passes unanimously.

10. Treasurer's Report, Carole Strickland (in Vicky Imm's absence):

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

Drummond BankAccount info for July 2022:

Checking bal:	$48,783.16	Monthly Checks:	$14,214.39
Savings:	50,022.20	Auto Drafts:	678.63
Memberships:	22,950.22	**Total Expenditures:**	**$14,893.02**
Total:	**$121,755.58**		

Transf. to Reg. Checking:	**$ 50,000.00**
Interest-Reg. Ckg:	.12
Interest-Savings:	0.00
Deposits-Reg. Ckg:	36.00
Deposits-Mem Ckg:	4,670.00
Electronic Deposits	705.00
Total Deposits:	**$5,411.12**

*Move to approve financial report & expenditures the Treasurer's Report for July, J. Bryant, 2nd C. Thompson, passes unanimously.

***Karen Faunce no longer lives in Three Rivers and needs to be taken off as a signer of checks on TREPO account; Lynn Martin's name needs to be added to replace her. It was also requested that Terri Hester be added as a signer of checks to T.D. Bank.**
Motion made by J. Bryant, 2nd C. Thompson

11. President's Report, Mickey Olsen (for Terri Hester):

* member is desperate about people living in a shed, with no potable & raw waste in ground, that has been turned over to the health department.
* Discussion took place regarding reserve area for drop off; designated spots or area to address the congestion, party of 8-12 jumping out. A drop off committee? We have a lot of options, a few of us need to come out on a busy Saturday!

12. Election's Committee Report, Vonda Ackerson

*Memberships: Columbia County 626
Suwanee County 208
Total. 834

*6 board seats are available, 10 candidates , see mail out for details, should lead to easy tallying!
*Only 4 applications for officers are those currently in place, so they will continue un-opposed.
*Also only received 4 applications for alternates, Stephanie Watson, Judy Brim, Mike Davis, and Amanda Cartwright, all (4) will be accepted.
*All the dates are in the Newsletter going out.
*Election date and Member's meetings Oct. 8th.
*Last day to request absentee ballot is September 1st.

13. Maintenance Committee Report, J.Bryant

Spoke to Jason Welding about constructing grills; he may be a bit more expensive than the grills we've found, but those would require an additional $130.00 for shipping.

14. Communication's Committee Report, Vonda Ackerson:

Rumor control:
1) Post put on FB page about how we're not using that area at Boat ramp park, usage is too much conflict, and in the wetlands.

2) down on the Santa Fe, there are 5th wheelers, someone is spreading rumors about Vonda Ackerson running an Airbnb on one of her lots, this is untrue. She does not and has never had Air BnB. The property they're accusing her of is adjacent to hers.

Camera Security Update, Charlee Thompson:

*All conduits are in at Midpoint, the base of the pole has been concreted in, waiting for everything to dry. He had to order a different type of cable that can be underwater when it floods.

*Based on the issues B.Brim faces, Recommends purchasing a body cam for B.Brim (like the sheriffs use in the $200-$300 range). Motion to approve by T.Tramel 2nd R.Palm, passed unanimously.

*Chairman notes that at Midpoint we are having lots of problems with our gates, and the cameras will capture who comes in and who locks, etc.

*C. Thompson noted that the recorder is not near the camera, so if someone tampers with it that will have been recorded and we will have plenty of footage to turn into the sheriff's office.

*a badge with photo of B. Brim was also approved.

15. New Business:

*Picnic planning has begun

*H. Gilchrist requested the Springs Protection Zone be put on the agenda

*Bring ideas to the Member's meeting on Oct. 8th to share with everyone, this includes new rules, etc.

16. Old Business:

*Protection of swimming area was brought up; Chairman noted this issue is being addressed and we are working on possible solutions.

*J. Crane questioned why there is not another position open since he thinks C.Arnett was part of the B team. V. Ackerson has done the research, Charlie Arnett was on the ballot 2 years ago, he received 143 votes

17. Open Property Comments to the Board Time limit of 2 minutes per person).

*Ray _____, a19 year resident who has pretty much stopped going to the parks except at night when he kayak's wanted reassurance that dogs are allowed on the river, and seemed satisfied to know that Fishing Park and Camping Park are Dog friendly. He said he was willing to help set up with doggie bags and everything.

***Some reasons we don't allow dogs in other more popular parks: Infantigo which is caused by animal feces, kids coming up to dogs that don't bite, but they do bite.**

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

*Susan Johnson, based on activity on July 4th, and knowing that Labor Day is coming up, she suggests Sherriff's come later and stay later, Vonda and Charlee agreed.

*Limerock that's been placed in walkway is hard on feet and people are using grass instead.

Next Meeting: September 13

Motion to Adjourn J. Bryant, 2nd C. Thompson.

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: September 13, 2022

1. Call to Order by G. Hunter: 7:00 p.m. Chairman asks us to keep B.Martin and his health in our prayers. Vonda asked for prayers
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
Vonda Ackerson	-Mickey Olson, Vice President (out)	
John Bryant	-Victoria Imm, Treasurer (vacation)	
Sassy Johnson	-Hilda Gilchrist, Secretary (vacation)	
Sammy Keen		
-Tommy Matthews (sick)		
Joan Nano		
Rick Palm	Park Manager	
-Phyl Rea-sick	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. Request Board to approve excused members: Motion by J. Bryant, 2nd C. Thompson, Motion passes
6. Approve September Agenda : Motion by C. Thompson, 2nd T. Tramel, J. nano opposed, motion passes.
7. Approve August Minutes after the following two corrections are made:

*At the end of the meeting it was requested to add another person (Terri Hester) as check signer to the Drummond Bank (along with Lynn Martin). *Karen Faunce no longer lives in Three Rivers and needs to be taken off as a signer of checks on Drummond Bank TREPO account. Lynn Martin's and Terri Hester's names needs to be added as signers of checks to TREPO Drummond Bank account.
*The number of members for Columbia County is a typo and should read 626.
Motion to approve once corrections are made…by C. Thompson, 2nd by T. tramel, Motion passes.

8. Secretary's report, Carole Strickland for H. Gilchrist, nothing to report.

9. Park Managers Report, Bill Brim:

*Attendance in our parks has gone up considerably over the past 4 week-ends; all parks are experiencing high water so people are urged to use caution when entering water. Gates still continually being left unlocked, hopefully camera's will help with this issue. Trailers are being brought in to Point Park when Gate Greeters are there. Boat Ramp issues ongoing with groups gathering there. People still bringing dogs to parks, people are walking in dog crap/a liability. If a dog bites a child it can cause life long effects; dog owners will be liable! Gate has been broken twice, and it looks like they've used a hammer. Broken glass still being found everywhere. A group or two were at Midpoint well after midnight.
*Chairman asked whether he called Sherriff since grips were there after dark. No, they followed him out.
*Chairman requested members consistently need to be given warnings if they are in Parks after closing; it is a violation and they need to be given warnings.

*ATV's being brought into Fishing Park; tracks can be seen, or they go through private property. they won't take their dogs down there where they're allowed because of the mud.
*Boats are reported above the Median water-line which is private property.
98% of the people very glad we are trying to keep the parks safe.
*There was a safety issue that was brought up at Midpoint Ramp steps, so he put caution tape up; it was ripped down, then back up. Chairman asked whether Mid-Point is underwater, and it is. B.Brim suggests the Park be closed until the steps can be replaced. Chairman notes that S. Keen will be installing new steps once water goes down. Suggests tape be put up again, now that camera's are up!
*Camping Park is currently open 24/7. Should be closed after dark unless one is camping there. Chairman notes the only reason it's open is for qualified campers. We don't have a reservation process that says I'm there because I'm a qualified camper. That park has a history, rules need to be established to prevent abuse. Most the time no one is camping there.
*Dogs coming into Hodor Park by non- members.
*Fishing Camp needs better access and b more accessible!
*People still complaining that Boat Ramp Park should be open to swimming
Chairman noted that the Board requested it not be a swimming park because of the difficulty of navigating upstream currrent, etc. There are other Parks designated for swimming.
*Boats coming up very close to people in rafts.
Chairman…there is a group that's bringing that up to the state.
*Boaters bow fishing off the front of their boat, but the person boat fishing should not be done when swimmers, floaters, and kayaks & paddle boards are in the water.
*T. Tramel suggest reservations/notifications be required at Camping Park so we know who and how many are camping.
*C. Strickland /registration sign (not easily copied), be placed on the car windshield.
*B.Brim notes most people are just hanging out at the park, he estimates only four actual camping groups for the entire summer. Chairman suggests we look at what would be best use for that park.
*R. Palm asks: Have we ever had a competent assessment done regarding disability access.
V. Ackerson and Chairman noted that we're not required by law, since we are private, but we certainly want to provide as much access as possible.

10. Treasurer's Report, Carole Strickland (in Vicky Imm's absence):
Please refer to attachments for full report & P& L chart.

Drummond BankAccount info for August 2022:

Checking bal:	$35,855.47	Monthly Checks:	$12,256.47
Savings:	50,022.20	Auto Drafts:	671.56
Memberships:	26,338.31	**Total Expenditures:**	**$12,928.03**
Total:	**$112,215.98**		

Transf. to Reg. Checking:	**$ 0.00**
Interest-Reg. Ckg:	.34
Interest-Savings:	0.00
Deposits-Reg. Ckg:	0.00
Deposits-Mem Ckg:	3,063.09
Electronic Deposits	325.00
Total Deposits:	**$3,388.43**

Motion to approve treasure's report J. Bryant, 2nd T. Tramel, Motion passes.

*B. Brim noted problem with people parking near our entrance to Riverside.
*Chairman: there have been many traffic accidents there due to the river, speed of cars, T.Tramel suggests we approach the county to see if we can further restrict parking there. County might be able to put a large chain link fence there, or they could extend the responsibility to us to control access there.

*Chairman noted that In 2023, there is a grant for bringing the bike trail over the bridge. there's going to be a pretty substantial structure that will prevent people from entering the river there which may work in our favor, although it's going to bring more attention to our area. We need to find out who has the responsibility and authority for that project and meet with them. We should go ahead and bring FDOT into the mix.

*Budget Committee met and provided an in-depth review of each line item in proposed 2023 budget. In each county. Please refer to Proposed Budget elsewhere.
*Move to approve Proposed Budget for 2023. Motion by C. Thompson, 2nd by T. Tramel, J. Nano opposed, Motion passes.

11. President's Report, Mickey Olsen (for Terri Hester):
*2nd Pavillion at Point Park, she's looking at picnic tables.
*Member's Meeting Oct. 8th. All is worked out for the BBQ at the meeting
*Alachua County group is seeking volunteers to record Manatee sightings along the Ichetucknee River, they would like to be in the agenda on the day of the Member's Meeting.

12. Maintenance Committee Report, John Bryant
*Limerock $425 for a 20 ton load.
2 loads on/ Suwannee side
2 loads for Camping Park
Chairman, we also need someone to compact the limerock; John will find out if they can do it.



*Grills, same discussion as in August meeting....please see snap shot for grill proposed by H. Gilchrist. J. Bryant recommends going with Great American Projects...we buy 10 we can get them for $188/grill. We would weld a plate to them to help extend their life. He's going to order them, since it's hard to turn that down.

13. Communications Committee Report, Vonda Ackerson
*Memberships: Columbia County 640
Suwanee County 215
Total. 855

*Social Media. FaceBook, we need to stay public because we have a broader public to find lost dogs, et. However many people are weighing into the conversations but are not members or residents of TREPO. If a link to TREPO is not found (photo, name, member no., etc.), the post is deleted.
*We don't need, inspirational messages, recipes, these are things that should go on the person's personal page, because they end up burying more important info.
*Boat Ramp issue got out of hand.
*People want to be funny, but when call people Karen's, etc., it's ugly and can be hurtful.
*We're a community of neighbors, and we have free speech, but we need to be more considerate.
*Is the post something that is for the good of the community?
*We need to be more cautious of what is posted.
*Who has a right to post?
*We have 3 questions.
1. ARE YOU A TREPO MEMBER?
2. WHAT IS YOUR KEY NO.?
3. ARE YOU WILLING TO OBEY THE RULES?

Camera Security Update, Charlee Thompson:

*Camera's are live at Midpoint Park. The mgr recorder is not near the camera, so if someone tampers with it, we will have plenty of footage to turn into the sheriff's office.
*Point Park is being addressed next.

14. New Business:

15. Old Business:

16. Open Property Comments to the Board Time limit of 2 minutes per person).

1.Closure of Midpoint was questioned.
Question regarding night Kayaking. No loitering, partying, drugs, etc. after dark, but you can put in at the parks.
We may need to have users call it in.
2. Camping Park May be used more if the park was improved. Complained that even for "Primitive Camping" there's(no place to put up a tent.
Action: we'll look at that and also looked at Seeing that tree limbs are trimmed back
3. C. Thompson added Two pavilions to the web site at Point Park
and Camping site reservations.
*A discussion took place regarding Option to sign in so their family would know that they got home.
*T. Tramel suggests numbering camp sites at Camping Park and having people sign up so we know who is supposed to be camping there.
*It's not feasible to camp there; first place that floods, that's why they call it 'Primitive camping'

4. New Resident on the Suwanee side (Jenny Brantley) speaks up that she has observed and is getting very familiar with the different factions in 3 Rivers and made some suggestions for improvements. Board should not assume that people are wrong.
*Let residents vote on any issues that affect them, maybe send surveys out.
*Chairman stated that the Member's Meeting serves that purpose.
*Also they can ask questions, vote and make their wishes known.
*Chairman asks Have you seen board members slash out.
*Yes , she's seen Innuendo's,

Member's come to Terri and she becomes their advocate.
*Chairman notes that we have people that attack the board all the time. Folks creating hatred, board has to respond. We could get a lot more done if we didn't have to deal with stuff.
*Observation, she's seen the board compliments some of the members while she's seeing a different side to that person.
*Same people make the bad comments.
*She did not say the board was doing a bad job, just that embers should vote on issues that will affect them.
*You all might need to stop making up rules.
*V. Ackerson suggests going around the board so new member can place name to a face.
*Another female resident sees what's going on; sad that the beauty of this neighborhood is not reflected in public media.
*Jenny Brantley (on the Suwanee side), she likes it there because it seems to have less rules that are being enforced. *Jerry Brantley notes he likes living on the Suwannee side, but less number of parks.
*Discussion on Face Book requirement that FB page has to be in your name. Tom Teller is not a person.
*Alex complains that he's sensored while other members can post, while he can't post on the site because his get review or comment and they are rejected by Vonda, Charlie, or — —
*No one knows what the liability is. At boat ramp, children were almost run over by boats. We're not going to do this,it's too dangerous.
*J. Bryant notes that there is a portion of the Suwanee side boat ramp that is roped off for swimmers.
Ruben asks how many people have to submit their posts for approval.
*C. Thompson clarifies that all posts are set up for approval.
*Skip Clemons:

*We need to be more responsible and more positive instead of jumping on that person. Conversation of how can we accomplish what members would like. Constructive - how to solve the problem at Boat Ramp Park, is there a way the rule could be re-written so one can swim there (when there are no boats?), we own a lot of property, but is not usable, however there is a way to solve that problem. There's a way to come about it that we're missing.
*The board can appoint a committee with the members.
*Reuben: Removing FB friends who don't live here. How is Tom Teller still on the site.
*The person who's posting...hey, someone just left the spark and did not lock the gates?
*We can have a discourse, but once the question is asked, move forward, we don't need to ask the same questions all the time. This is a wonderful community.
*Sammy Keen has lived here 33 years
*Rick Palm, freshman board member.
*Tom Tramel
Bill Brim, Park Manager
*Big John (Bryant) Suwanee side
Glenn Hunter, Chairman
*C. Thompson: Suwanee side. IT Guy, Love your idea, while we were talking he went ahead and added a survey to TREPO website asking...Do you feel that boat ramp park on the Columbia County side Boat Ramp should be open for swimming. a candidate
*Vonda Ackerson, a candidate
*Carole Strickland filling in for Vicky & Hilda
Terri Hester, President
*Joan Nano on board since 2006; she's tired. gave some background and said she abstained on the budget because it was not posted 10-14 days prior to meeting, she was not presented in time to look, read and understand.
Charles— —I live here and run my mouth a lot.
Judy Brim
Skip Clemons, (contrary to FB, not an attorney)
Kathy Reiker
David Morgan
Susan Johnson
Tom Russell
Laura Hunter
?
?
Bonnie Blackwell
Ted Blackwell, first meeting, he commented on what are we to do if 200 show up for our meeting?
?

Next Meeting: Tuesday, October 11th. Reminder: on Saturday, Oct 8th we have the election and the BBQ

Motion to Adjourn C. Thompson 8:38pm

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: October 11, 2022

1. Call to Order by G. Hunter: 7:00 p.m. Chairman asks us to keep B.Martin and his health in our prayers. Vonda asked for prayers
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	-Terri Hester, President (sick)	
Vonda Ackerson	-Mickey Olson, Vice President (sick)	
John Bryant	Victoria Imm, Treasurer	
-Sassy Johnson (absent)	Hilda Gilchrist, Secretary	
-Sammy Keen (sick)		
Tommy Matthews		
Joan Nano		
Rick Palm	Park Manager	
-Phyl Rea (sick)	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. Request Board to approve all those absent: Motion by J. Bryant, 2nd T.Tramel, Motion passes
6. Approve October Agenda : Motion by C. Thompson, 2nd J. Bryant, motion passes.
7. Approve September Minutes : Motion to approve once a correction is made to replace T.D. Bank with Drummond Bank Motion by J. Bryant, 2nd by C. Thompson, motion passes.
8. **Secretary's report, H. Gilchrist,** nothing to report.

9. Treasurer's Report, Vicky Imm:

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

Drummond BankAccount info for September 2022:

Checking bal:	$47,357.36
Savings:	50,028.50
Memberships:	1,225.00
Total:	**$ 98,610.86**

Monthly Checks:	$13,617.16
Auto Drafts:	669.65
Total Expenditures:	**$14,286.81**

Transf. to Reg. Checking:	**$ 25,338.31**
Interest-Reg. Ckg:	.39
Interest-Savings:	6.30
Deposits-Reg. Ckg:	450.00
Deposits-Mem Ckg:	225.00
Electronic Deposits	0.00
Total Deposits:	**$ 681.69**

Motion to approve treasure's report J. Bryant, 2nd C. Thompson,
Chairman asked question would like clarification on the $14,000 in monthly checks, was it keys?; if we spent that monthly we'd be broke. Vonda will pull paperwork to have an answer. **Motion passes.**
* For the barbecue we sold 114 adult dinners and 4 children's for a total of $934. Our 50/50 for TREPO was $128.00, the other half went to Laura Dailey, who just moved back;.welcome home Laura! The total deposited was $1,062.00

Keys were purchase in Dec 2022
for 9,630.00

Seat P+L states 8,106.23 in Expenses, NOT 14,286.81

10. President's Report, Vonda Ackerson (for Terri Hester):

Teri has secured everything as far as the election goes. Terri will report on the total number and types of ballots received

* Chairman requested that she explain the process of securing everything/ballots.
* A large envelope now contains all ballots, cards, envelopes for all absentee ballots, the proxy's that were received were stapled to the corresponding envelope. A list of members requesting ballots. Anything pertaining to the elections was placed in the envelope. right now it is under lock and key and in the future it will be in the TREPO safety deposit box.
* J. nano asked how many people voted.
* Chairman responded 203.
* C. Thompson then proceeded to give the stats: Total 203 votes. 88 in person 115 were absentee.
* Vonda 171; Charlee 159; Cathy 157; Tommy 154; Wayne 147; James 116; Alex 61; Ruben 60; Jesse 52; Shelda 49.
* J. nano asks whether that is going to be posted, and C. Thompson responded that it already is; it was on the web site the same day, it was on Face Book (FB) the same day.
* J. Nano...I didn't find it that's why I asked.
* C. Thompson responded that it'S all over, in fact he's reading it off TREPO.net home page, (2022 election results) because he didn't have paper in front of him.
* J. Crane asked whether the number of proxy's were listed.
* C. Thompson responded that it is not; he does not have that information.
* V. Ackerson reported there were 34 active proxy's; beyond those, there were 7 revoked before the meeting, and another 6 were not usable because they were not enclosed inside the ballot, so if the voter did not follow directions, their vote was not accepted.
* Chairman asked whether everything was handled by the elections office?
* V. Ackerson responded that the proxies no, they came to us because we had to have them ready 3 days prior. The supervisor of elections people were ones that opened the box and tallied the votes.
* J. Nano asks who were the proxy's assigned to and that she would like a copy of them.
* V. Ackerson responded that yes, we have a list of those, and that She (Joan) would need to work that request through Terry our President.
    * V. Ackerson stated that contrary to what was posted on FB, Glenn did not have 35 himself, she went on to state who had them Miles Reiker, Donny Martin, herself, Terri, Sammy Keen, Tom Tramel and Glenn. There were a few others but those people pulled their proxy's back. Quite a few people had submitted proxies in case they were sick, and could not vote in person. But once they showed up in person their proxies were pulled.
* T. Tramel then wanted to make it clear... that the proxies have nothing to do with the elections of the board. There was nothing to vote on. Joe Spinnoza was the one that moved the yearly fees were raised. '
* A member from the audience notes that in corporate America, a proxy has to be on a card, with that person's name and a signature. You are giving your vote for an item.
* Carol Strickland is not a paid CPA, she's our book-keeper.

250 7 yes 73, no's
125 53 yes, 58 no's
150 72 yes, 11 no's

We went over the numbers she counted. We'll go back and review the film.

*H. Gilchrist asks whether this is really what we need to be focused on?!

*It was noted by a member in audience, that not all the people voted on each of options.

11. Maintenance Committee Report, John Bryant

*Nothing to report.

12. Camera Security Update, Charlee Thompson:

*4th camera at Midpoint Park. We've finished 2 parks done, a few more to go.

13. Park Managers Report, Bill Brim:

*Attendance and water in our parks has gone down considerably.

*Gates are being locked more frequently.

*People still bringing dogs to parks, dog waste is not being picked up, and dogs are NOT under control People are complaining they are walking in dog crap¡¡. This is a liability. If a dog bites a child it can cause life long effects; dog owners will be liable!
Service animals are allowed on all our parks.
*Only 2 questions can legally be asked…
Is the dog a service animal required for a disability?
What type training has the dog been trained to do?
*ADA does not support 'emotional support' dogs.
If you see a situation where an animal is not under control, a warning and/ or removal from the park is required, because they are breaking rules.
*Camping Park people staying on the park without tents, people are cutting trees and leaving very sharp trunks.
*No trailers are allowed on any of our parks.
*Fishing Park, people are getting in. Neighbor on east side did put in a fence. They get in on the east side where there is a gap, and they can get in. Boulders need to be added.
*A committee was formed to study whether the use of Camping Park should be revised.
*Bridge Park lock has been broken twice. Bill Martin had welder's repair them. Someone had been using hammers on them and have ruined them.
Brandon Park area needs to be pressure washed, but there is no water supply there. b. Brim mentioned he has a portable pump that might work, he and J. Bryant can coordinate getting that work done.
*No cutting or filling can be done. The bank has eroded 10' or more, and the pavilions needs to be moved back, otherwise we will lose it.
We are working with Water Management people.
*People asked for ceiling fans for the large pavilion at Suwanee Boat Ramp.
* 3 Picnic tables were removed and need to be replaced, (2) from Hodor, (1) from Point.
*Syringe was found at Camping Park, and B. Brim noted that if one finds a syringe, to put it in a water bottle and reseal so they don't endanger others.
*He got wood required.
*Found a doe with gun shot at Nebraska. People are shooting here, the buck's are coming in, so we'll likely see a lot more.
*Glass continues to be a problem in our parks and in the rivers.
*Dog waste
*Camping Park late hours
*Airbnb guests causing problem, Manager does not see them being the problem; our members are creating the problem.
*J. Nano made several suggestions to 'fix our problems'.
*J. Crane had some suggestions on how he and some of his friends can assist. He also has a small tractor that can be used for making improvements. A permit will be required, but we can reconstruct the river bank.
*Chairman noted that we are looking for more eyes on our parks and asked Jessse to get with him.
Big wash out is nothing more than the V of a boat, also speeding all cause degradation.

14. Old Business:

T.Tramel board action was taken against a person who was warned and then banned from our parks through 2022. The person decided to come onto the Park during our October 8th meeting. The person chose to come into the park, and engaged the Sheriff's in unbecoming behavior, but they decided not to arrest her and did not remove her from the property. The Board has the authority to charge the person for trespassing. We need to contact the State Attorney and pursue a court order to prohibit this person to come on the property again. We need to do it through the attorney and filing complaints as it relates to trespassing.

We took our first action back in July. Rick Palm made a motion that we go forward with pursuing legal action against this person. 2nd by T. Mathews,

15. New Business:
*T. Mathews says it seems that we have a lot of capital improvements, but no priority list. Suggests that we come up with a list of all the Capital Improvements and prioritize at our next meeting so that by December we have a good idea of how to proceed.
Redo this building,
Picnic tables,
Park improvements

T. Mathews will be glad to spearhead it, using the web site to get members to ad give a deadline of 3 weeks from now, before November 4th.

Alex asks on the whole removal of the person. She was legally served, but she would not accept it. returned it,

V. Imm reminds that the Fall Festival is October 29th, hay ride that evening, costume for kids.

16. Open Property Comments to the Board Time limit of 2 minutes per person).
Chairman congratulates new and current board members selected.
He notes that an increase of $50.00 was approved at the member's meeting.
Security is very important to all of us. Most important to follow the rules, be nice. This is a wonderful community.
*Ruben had a comment regarding the $14,000 vs. $8,000 for the P and L. The Chairman too had questions, and this will be
*Ray Gerner, service connected disabled veteran. Brought up his experiences related to trash pick-up and issues with his dog which is always on a leash. Access to parks is not available, nor dog friendly. Boat Ramp Park is one of best parks for dog parks. He's thinking about not using the parks. His niece was not allowed entry to Hodor, while those renting an Airbnb were able to access the park with no questions.
*B. Brim has a problem making exceptions for individuals because it will cause many others to follow.

J. Nano requests to address the board by giving back her badge, and give her resignation. She gave a speech emphasizing being as legal as possible, especially putting agenda on the web so members who are interested in attending the meeting can do so.

Next Meeting: Tuesday, November 8th. Reminder: on Saturday, Oct 8th

Motion to Adjourn C. Thompson 8:25pm

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

Date: November 8, 2022

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	
Vonda Ackerson	-Mickey Olson, Vice President (surgery)	
-John Bryant	Victoria Imm, Treasurer	
Sassy Johnson	Hilda Gilchrist, Secretary	
Sammy Keen		
Tommy Matthews		
Rick Palm	Park Manager	
-Phyl Rea (sick)	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. *Motion to approve all those absent by R.Palm, 2nd T.Tramel; motion passes*

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

7. *Approve October Minutes : Motion to approve, T.Mathews, 2nd by R.Palm; motion passes.*
Chairman noted that Joan Nano submitted her resignation at the October meeting and he asked Cathy Rieker to step into her board position at this time.

8. Secretary's report, H. Gilchrist, nothing to report.

9. Treasurer's Report, Vicky Imm:

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

Drummond Bank Account info for October 2022:

Checking bal:	$40,177.20	Monthly Checks:	$ 7,692.88
Savings:	50,028.50	Auto Drafts:	674.65
Memberships:	1,375.00	**Total Expenditures:**	**$ 8,367.53**
Total:	**$ 91,580.70**		

Transf. to Reg. Checking:	**$ 0.00**
Interest-Reg. Ckg:	.37
Interest-Savings:	0.00
Deposits-Reg. Ckg:	1,187.00
Deposits-Mem Ckg:	0.00
Electronic Deposits	150.00
Total Deposits:	**$ 1,337.37**

Profit and Loss Statements was handed out and include 'out of the norm' expenses due to elections.
Motion to approve treasure's report S, Keen, 2nd by C Thompson; motion passes.

Repeat?

10. President's Report, Terri Hester:
*Terri requests approval for a Porta Potty for Fishing Park,
*B.Brim discusses best location is on east side, just outside the rail.
*T. Mathews suggested considering locating it by the gate, but B. Brim noted that the slope is very steep and inaccessible.
*Chairman noted that the gate was put there as a utility service gate.
Motion to approve a Porta Potty for fishing Park T.Mathews, 2nd V.Ackerson; motion passes.

*Terri provided clarification on Proxy numbers (to respond to J. Crane's question at October meeting)
Proxy's were listed follows : 113 proxy's were verified.
79 registered members ended up attending the BBQ that day, leaving only 34 proxy's.

*V.Ackerson noted she was on the way to the feed store, and they offered to buy the hay for the Fall Festival hay ride. They now are requesting 99 or $100, and she's fine with that, because the hay will be available for the Christmas hay ride and then it can be donated to Tim Flanders.
*T. Tramel requests we come up with a procedure and require invoices and notice in order to approve payment/reimbursement.
Motion to approve by S.Keen, 2nd C.Rieker.

* President thanked B. brim and J. Brim for donating the ballot box.

11. Park Managers Report, Bill Brim:
Please refer to Park Manager's Report submitted by B.Brim

12. Maintenance Committee Report, Tommy Mathews & Hilda Gilchrist
* H.Gilchrist presented photos and discussed all the notes shown on the Proposed Improvement Plans for Fishing and Camping Park, which she created after she, T. Mathews and G. Hunter made site visits to Fishing and Camping Parks on October 12, 2022.
* Improvements proposed for arresting the bank erosion will require coordination and permitting through Suwanee River Water Management on the Santa Fe, + FDEP on the Iche. American with Disabilities (ADA) requirements will apply to the park improvements as well!,
* PLEASE NOTE: The graphics and notes titled **Fishing Park, and Camping Park Proposed Improvement Plans**, will be sent as a separate e-mail, since they were too large to include.

Also, at Hodor Park where there is. A lot of potential to better utilize the pavillion and ncrease seating and gathering area, by constructing tables and benches similar to those in our small picnic shelters, while allowing for through passage along each of the three sides.

* T. Mathews passed out a form including capital improvements projects that need to be prioritized by the board and by the general membership. These are all projects that have been discussed and/or suggested. He requests each board member prioritize the list, add notes to suggest further improvements, (i.e.. add HC ="handicap"facilities at Hodor? He requests forms back ASAP so that by the December meeting we have a good idea of how to proceed. Chairman noted that as long as we can say we are addressing HC needs to greatest extent possible we should be okay.
*
* R.Palm suggests we place an "ADD" (defribulator) at Hodor and Midpoint,
* V. Ackerson asked about the cost, R. Palm estimated $1,000(+-) each.
* Chairman discussed how/where it would be placed and suggested it be within camera view.

13. SPZ Working Group presentation, Recie Davis read the following:

Help Us Establish a Springs Protection Zone (SPZ) for the Lower Ichetucknee

The Ichetucknee River (Spring Run), needs your help to protect it from damage caused by motorized vessels such as boats and jet skis.

Recreational impacts are increasingly damaging our North Florida springs and rivers, and the Ichetucknee is no exception. While the upper part of the river is protected by the state park's ban on motorized vessels, the Lower Ichetucknee as it flows through Three Rivers Estates has no such protection.

Many weekends, especially holiday weekends, find the Lower Ichetucknee experiencing heavy motorized vessel traffic that results in turbid water and ecosystem damage to submerged aquatic vegetation and to the shoreline. In addition, the danger posed by motorized vessels to wildlife such as Florida's iconic manatees is well known.

Thanks to a new state law, Florida Statute 327.45, we now have an opportunity to change this situation to provide more protections for our beloved blue river. This law grants authority to the Florida Fish and Wildlife Conservation Commission (FWC) to establish Springs Protection Zones (SPZs) that "restrict the speed or operation of vessels or that prohibit anchoring, mooring, beaching or grounding of vessels to protect or prevent specified harm to first, second and third magnitude springs and spring groups and their associated spring runs."

In April 2022, a local citizen filed a request to the FWC to establish a non-motorized vessel SPZ for the Lower Ichetucknee. The Ichetucknee Alliance is helping with this effort. Establishing a Springs Protection Zone is a new process and all of us, including the FWC, are learning as this process unfolds.

Part of the process involves gaining public support for the SPZ request. If you agree that the Lower Ichetucknee could benefit from stronger protections, please consider:

• Writing a letter saying why you and/or your organization support establishing a Springs Protections Zone for the Lower Ichetucknee River. You may submit your letter electronically to ichetuckneealliance@gmail.com or by snail mail to the Ichetucknee Alliance, P.O. Box 945, High Springs, FL 32655-0945. We need your letters no later than November 23,2022 please. See sample letters attached **

• Attending an upcoming FWC workshop to get public input on establishing the SPZ. We need large numbers of people who support the Springs Protection Zone to attend. We do not have a date for the workshop yet, but it will be held somewhere in the area where the zone was requested and should be held before the November 30-December 1, 2022 FWC meeting (location to be determined)where we hope to have our request on the agenda. It would also be good if you could attend that FWC meeting.

Your support for the Ichetucknee is critically important. Thank you for your consideration of our requests.

Sample Letters of Support for the Ichetucknee Springs Protection Zone (SPZ)

These are only samples to get you going – pick and choose any parts – add your own words as they will have much more impact. "Lower river" refers to the southern approximately 2 miles of the river as it crosses Highway 27.
Please ADDRESS your letters to Captain Rachel Bryant, FWC, Division of Law Enforcement, Boating and Waterways BUT SEND to ichetuckneealliance@gmail.com.

1. I would like to express my support for the non-motorized SPZ for the Lower Ichetucknee River pursuant to FL Statute 327.45. I have seen the harm done to the river and its ecosystem from motorized vessels including_____.
(Destruction of vegetation, harm to river bottom and manatees from anchors/propellers, poor water turbidity after boats pass, oil and gas in water, anchors pulling up vegetation, erosion, etc.)

2. I strongly support the non-motorized SPZ for the Lower Ichetucknee River. The FWC Commissioners have been granted authority by the Florida Legislature to establish such zones and I hope you do the right thing and take steps to save this precious natural resource. (Give personal experiences with the river and/or harm from motorized vessels.)
3. I am writing to let you know that I am in full support of the SPZ for the Lower Ichetucknee River. The Upper River has been protected as part of the State Park for many years so it makes sense the lower river should also be protected. The Upper river has placed even further restrictions on human use and the results have been outstanding. Please do all you can to prevent further destruction to this delicate spring.
4. I am writing to express my full support for the Lower Ichetucknee SPZ. I have seen large craft with outrageous horsepower engines that have no business on this spring run. (List harm to river you have seen.)
5. I am a boater and I am writing to let you know I support the non-motorized vessel SPZ for the Lower Ichetucknee. (See #4).

Amy Rozelle is the resident of Three Riversbon the Suwanee side who requested the maximum protections for the lower Ichetucknee (to ban motorized vessels). She requests that we ask the board to take a vote on whether you support the SPZ requested, and document the results in the minutes.

J. Crane clarifies that the requested ban does not include kayaks and canoes, it only bans MOTORIZED vessels, He also notes that if we go to change.org , there are 3500-40000 petitions, many of which include a comment, story about conflict with boats, or letter. He. plans to present these to FWC at a future meeting.

Chairman notes that when he goes scalloping and a boat gets near folks in the water, they get scolded and the boats stay away; but that here, boaters here act in wreckless abandon. These folks seem to feel

that since there's nothing to keep people in line, they can get away with it. They know FWC Is not around to enforce rules.

V.Imm mentioned she has tried swimming with a diver's flag, since boats are supposed to keep 75' from them, but they don't.

Several in the audience and the board mentioned they would vote against supporting the SPZ if those on the river are allowed to use their boats because we/they can use a boat ramp like every one else.

R.Palm raised motion to support adopting the SPZ requested which specifically bans motorized boats from the lower Ichetucknee Spring Run. Seconded by C. Rieker

A lengthy discussion took place:

T. Trammel notes that FDEP could turn it over to the State Parks, and they could regulate not just boats, but also tubes. This could get out of hand. We should take baby steps such as going to the two county commissions and get a no wake zone passed that FWC can enforce. I would support efforts related to safety and the behavior of those people driving the boats. There are many boaters who do what they are supposed to do, and the last thing we want is to have them restrict tubing.

It was noted that this had been attempted prior to the state statute, and had not gotten support from the County Comm. chairman who is a boat owner.
H. Gilchrist notes that this is a a new state law, Florida Statute 327.45, approved by Gov. Ron DeSantis, that specifically grants FWC the power to "restrict the speed or operation of vessels or prohibit anchoring, mooring, and beaching. There is nothing in the statute that addresses the tubers; they are not the problem.

T. Tramel continued that he supports focusing on safety.... I'm not opposed to boats being banned, but there are things that can be done. Maybe we want to ban boats on weekends and holidays?

Chairman notes that the attitude boaters seem to have is there are no rules.

It´s not they FWC doesn't want to help, it´s that they dońt have the personell.

Over two years ago, I submitted photo survey of all the old No Wake signs along the Ichetucknee that need to be restored because they are barely readable. I heard from the FWC that they would have their sign shop provide new signs, and then I never heard back from them.

Board members vote count: 6 in favor; 3 opposed.
General members and the (4) officers were unanimously in favor.

14. Communications Committee Report:
Camera Security Update, Charlee Thompson: All good

Membership update: V. Ackerson
Columbia County: 649
Suwanee County: 221
Total: 870
The next upcoming event is the Christmas Extravaganza December 3rd, and info will be out on the web site. Santa Clause will be bringing presents to the kids, parade with lighting of the tree, hay ride, and decorations.

15. New Business:
*R. Palm moves that the following resolution be adopted by applause, seconded by C. Rieker; Motion passes.

RESOLUTION:
Whereas, Joan Nano has served TREPO with distinction for over 15 years,
Whereas Ms. Nano has provided leadership, perspective and insight into the board meeting legislative processes.
Whereas Joan has tended her resignation after a lengthy record of service.
Now, therefore, be it resolved, the officers and board offer their sincere, thanks and appreciation for all of her contributions, and wish her the best into the future.

Unanimous applause was heard

*Happy Birthday was sung to to Terri Hester who attended although not feeling well.

16. Old Business: None

17. Open Property Comments to the Board Time (limit of 2 minutes per person)**. None**

Next Meeting: Tuesday, December 13th.

Motion to Adjourn C. Thompson, 2nd C. Rieker, 8:22.

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: December 13, 2022

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	
Vonda Ackerson	Mickey Olson, Vice President	
John Bryant	-Victoria Imm, Treasurer (vacation)	
Sammy Keen	Hilda Gilchrist, Secretary	
Tommy Matthews		
Rick Palm	Park Manager	
Cathy Rieker	Bill Brim	
Charlee Thompson		
Tom Tramel		

5. *Motion to approve all those absent by C.Thompson, 2nd J.Bryant; motion passes*
6. *Approve December Agenda : Motion by C. Thompson, 2nd T.Tramel; motion passes.*
7. *Approve Nov. Minutes : Motion to approve, T.Mathews, 2nd by R.Palm; motion passes.*
8. **Secretary's report, H. Gilchrist**

Secretary noted that

1. She has accumulated a summary for comments, suggestions and questions from the general membership at these board meetings and will be sending it to Chairman, President, and Communications for input on the ACTIONS proposed at the January Board meeting.
2. She has also taken B. Brim's reports and organized and summarized them so it's easier to see what needs to be done and what has been done park by park. The chairman suggested that would be considered separate record from Park Manager's reports and called it a yearly summary that could be presented in January for approval.

9. **Treasurer's Report, Carole Strickland** (for Vicky Imm)**:**

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

Drummond Bank Account info for October 2022:

Checking bal:	$32,178.08
Savings:	50,028.50
Memberships:	2,527.00
Total:	**$ 84,733.58**

Monthly Checks:	$ 8,485.53
Auto Drafts:	663.88
Total Expenditures:	**$ 9,149.41**

Transf. to Reg. Checking:	**$ 0.00**
Interest-Reg. Ckg:	.29
Interest-Savings:	6.30
Deposits-Reg. Ckg:	1,150.00
Deposits-Mem Ckg:	552.00
Electronic Deposits (Est.).	600.00
Total Deposits:	**$ 2,308.59**

*Profit and Loss Statements was handed out and include 'out of the norm' expenses due to elections.
Motion to approve treasure's report S.Keen, 2nd C. Thompson, motion passes.

10. President's Report, Terri Hester:
*Key date is set up for January 21st.
*Late fee penalty discussion due to people waiting to pay and getting keys later in the year. This causes a lot of work for others. Membership is for the HOA, and needs to be paid at the beginning of the year!
Motion *to increase late fees to $25.00 after after 31st, and $50.00 after February 28th*. Motion by T.Tramel, 2nd by J.Bryant, motion passes.

*J.Crane noted that a mandatory membership of $25.00 is in our Restrictions and Covenants and that he can't explain to others how, a "Membership in Good Standing" is now $150.00 and how when a property is sold a lien can be placed on it. (+-2008 it was $100).
*V. Ackerson noted that yes, annual dues were originally $25.00 in our Statement of Restrictions and Protective Covenants for Three Rivers Estates, dated and signed 10/7/90. Item 19 also goes on to state that the fee is subject to change. She also clarified that the Estoppel fee is not a lien on a property.
NOTE: At our annual meeting it was noted that we would have a shortfall of at minimum $54,000 in order to accomplish some (not all) the desired projects.
Chairman noted that if our fee was $25.00 we would not have sufficient funds to do anything.

***Motion**: When the Board has taken action to remove a person's membership (penalized and banned them due to conduct or safety or whatever the reason), that person does not have authority to be in the parks or on any property under the control of Three River Estates, And NO member in good standing is allowed to invite them and bring them in as a guest.*
T.Tramel moved that the member identified by the board to not be in good standing shall not have the authority to enter the parks or any of the areas in control by Three River Estates (TRE). 2nd by T. Mathews, Motion passes.

*We have a member here tonight that was banned and is playing a legal game. We are in midst of dealing with that issue and it will be resolved, and the person could be arrested.
*D.J. Chadwick was heard asking why was her membership revoked? Chairman noted he was not going to answer that question. NOTE: Please refer to Certified Letter sent to D.J. Chadwick, which we understand she refused to accept.

*Chairman notes that the board has the authority and responsibility of ensuring the safety at our parks and enforcing the rules, and that Park Manager, when confronted with someone violating this and entering the parks when they have been banned, is compelled to act on that immediately, make a call to Chairman, Sherriff, etc., and not wait till board meeting.
*Park Manager is concerned that the person will get angry and enter the park property being upset.
*Our parks are private property, not public. If you have a home and order someone off the property, the Sherrifs office is called to remove that person from property. Our parks are controlled by TREPO, so in our instance, if the person fails to leave, they can be charged with trespassing after warning. Also, we can go to the next level...State Attorney's responsible for ensuring safety offic, or go to our attorney and file a petition for order to exclude person from property.
*Also, if a member were to give their key to a member NOT in good standing their membership benefits can be penalized.
*J. Nano questioned if the board is barring people due to behavior, whether there is supportive evidence, and are matters reported through the DBPR?
*If board determines that someone is conducting themselves in a manner that is offensive to the families and members in good standing, they can, with board approval restrict access to parks, and take further actions.

11. Park Managers Report, Bill Brim:
Please refer to Park Manager's Report submitted by B.Brim

12. Maintenance Committee Report, Tommy Mathews

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

1) Remodel clubhouse to increase capacity, improve air quality, and sound projection (5 votes). ✓
2) Improve the Boat Ramp on the Suwanee County side. (4 votes)**
3) Complete all WIFI (4 votes) ✓
4) Remodel the Pavillion at Hodor Park (3 votes) ✓
5) Improve Boat Ramp on Columbia side ✓
6) Fishing Park (2 votes) ✗
7) Improvements at Brannon Park (2 votes)** ✗

**Chairman noted that the Board is engaged with Suwanee River Management District, on getting a permit for Boat Ramp at the Brannon Park Pavillion at the edge of the Santa Fe. ?

*T. Mathews recommends to ask people take charge of each project…Sammy Keen and others were mentioned.

*J.Crane asked when/where the survey was provided…Answer…2 months ago at board meeting.

13. Communications Committee Report:

Membership update: V. Ackerson

*Columbia County: 653
*Suwanee County: 222
*Total 2022: 875

*Keys were ordered in past months, **Key day is January 21 (1/21) 10-2.**

*Christmas extravaganza,went very well; our golf cart parade may have been better than Ft. White's. Children, parents, grandparents, neighbors, all enjoyed it! We had many neighbors who came out to watch the parade as it went by their homes!

The FB page is all good.

Camera Security Update, Charlee Thompson: Point Park requires creative solutions due to flooding, etc.,currently helpers are on vacation.

*Park Manager has 2 cameras that were donated. S. Keen asked whether they come with a card, and whether we should pay for monthly service? Not sure whether there was a decision?!

*Cameras are being rolled out quickly; they are the priority.

14. New Business:

15. Old Business:

16. Open Property Owner's Comments

*Derek Moore spoke: He is a responsible boater and he didn't think it was the Board's place to take vote on restricting boats on the Ichetucknee. It's been a NO WAKE zone all along, and he'd rather get out and paint all the old signs!

*J.Nano notes that no one is supposed to clear within 75´ to the water line and that people should not be fertilizing. Are people aware of this? Also, when was the last time septic tanks were checked? We are overlooking many things that matter! we should put all of this in the newsletter! We need agenda 10-12 days prior to meeting.

*Jackie Moore…requested we put list of projects online to get comments from the general membership?

*J. Baker: Could we make request for the report from the Sheriff identifying date, time, cause for trespassing (creating a scene or inappropriate behavior). We have people paying their dues that won't go to the parks because of the rude behavior, inappropriate activity, and/or loud music.

*J. Crane: Florida Statute 720.311 has to be filed with the DBPR and they hear the case. Chairman disagrees, we make those decisions immediately as required.

17. Next meeting: Tuesday, January 10th, 2023

18. Adjourn: 8:05