Three River Estates Property Owners, Inc.
Annual Meeting of the Membership
Fort White, FL. 32038.
Please note, the meeting can be viewed on YouTube; search TREPO members meeting.

Date: October 14, 2023 check last page

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call:**
5. **Welcome and Introduction by President Terri Hester**

7. Reading of the 2022 annual meeting minutes summary by Hilda Gilchrist, TREPO secretary.

8. Presidents Report by Terri Hester
Complaints received include
* Short Term Rentals
* People outside our membership using our Parks

9. Projects accomplished in 2023 were reported by Vicky Imm.

10. Quorum Count Verification was made by Vonda Ackerson, Communications:
We only needed and 54 and we have more than 104 present.

11. General Business: TREPO, finances, and budget presentation by Carole Strickland.
Please refer directly to separate 2024 Budget Summary.
* 100 copies of budget sheets were distributed and the presentation lasted over 30 minutes.
In summary.

We project expenditures of:	$230,040
income of:	152,650
	60,000 for proposed hiring of a new property manager.
Total needed:	$290,040
Shortfall:	**$137,090**

*Book keeper noted that if everybody (over 1700 lots) paid their dues as required, we would not have to increase our dues as much as we need to. We need to figure out what to do about the 700 (+-) property owners that are not paying yearly dues.

She made comparisons to other organizations of similar size…some pay $600 a month. Of course we're not asking for that, but we want you to consider what is the true value of what we have here and the ability to keep our parks, safe, clean and protected?
She explained that the board approved the budget and our fees will need to go up to $300.

She also noted that at this time we have $10-$15,000 left to cover all the expenses left in 2023 so we're going to have to dig deep even to cover this year's expenses.
A budget is just an estimate of what we're anticipating.

* Audience began to voice strong objections;

12. Open Property Owners Comments (compliments, concerns, and complaints).
* Speakers were asked by President to be civil, and step up to a microphone.

Member question budget surplus and long discussion took place. Every financial report has been posted on TREPO.net. We are not hiding anything.

Member asks where are the budgets aren't on the website? It was explained that they are under Treasures report as pdf documents. She'd like budgets to be placed under a document heading.

Member explains last year vs. proposed budgets based on last year's expenditures. The issue is $69,000.00 on last page; that's what we should be discussing.

*Member asks what's going on with the lawsuits, the one where the boy got murdered at Point Park.
*President noted it was not Point, it was Camping Park, and that we are still in litigation.
Member: Is that why we need more money this year?
President: No, that's because one of the members.

*Chairman: The lawsuit was initiated in 2018 is still being litigated. The defendant is Three Rivers Estates.
* Member: It's not on the web site, we should be informed.
* Chairman: Our insurance carrier is handling this, so there are no fees related to this case. Everything's on file in our office and I don't think we want to be discussing our legal cases.
*Member continues: Estoppel letters… we are not a homeowner's association. It is a Property Owner's Association, then we were incorporated. The fees are all against the law unless voted by 80% of the membership.
*Chairman: we are an HOA, and we are following the rules. If you can bring proof that we are a POA we'll be glad to review it.

*Member notes Statute 720 Florida requiring notice of meetings.

*Member again debates HOA vs. POA.

*President notes she's not complaining, but she sits at her table every day to address issues a few members create.

*V. Ackerson read from Article one: we are a not for profit. non-profits are usually held for charities.

*Member states we need to get a handle and update our process on short term rentals. People who should not be in our parks need to be prevented access. Secretary read use of recreation areas shall be limited, groups of 12 or more must be approved by President, etc.

*Enforcement is our problem.

*Member is curious about whether the short term rentals are the problem, and encourages that the committee that was discussed last year be created and begin meeting.

*Member notes he appreciates the rest room renovations on Suwanee side. It will be checked. Also brought up that the boat ramp needs repairs.

*Member questioned whether a company or an individual would be best as our Property Clerk.
*Answer: we will be conducting a discovery process which will lead us to who/what type organization or idividuals we need to hire.

*Member has questions on Newsletters. Now that Newsletters are on the web site, we could have a quarterly balance sheet. Also what was accomplished over the 3 months and what is proposed to be accomplished. Notice for Annual Member's meeting must be mailed to all 1,700 lots.

*HOA Manager for me; definitely a NO.

*Member mentions he has been unable to get records and IRS filings. He has hired an attorney and is the reason why the association hired an attorney.

*TREPO HOA Attorney: there has been no resistance, he has made every attempt to provide the information requested. The member did not bring a copy machine or take photos. The board is trying to clean up and get things right, and there are a lot of years in the past where things were not filed properly.

* Member asked whether we had filed taxes, and why we had lied in the past.
* Book keeper: We do not owe taxes, we are a not-for-profit. Everything that comes in goes out. She signed and filed taxes for 2020, 2021, 2022. They were put in the mail 3 weeks ago.
* The only year we mistakenly stated we had filed was 2020.

* Member: are 1099's filed properly for paid employees?
* Yes

*Member described she is very disturbed about a vicious dog that lives next to her. About 1/2 a dozen times she warned her neighbor that these dogs were coming onto her property. So a few months ago her beautiful black cat was mauled to death with 30 vicious bites. She filed an affidavit with the Humane Society, the owners were charged $300.00; then her brother filed the same since he was attacked by the same dogs, and the fine should have gone up to $500.00. However, Columbia County now handles these issues, and she was told she'd have to start the process over again. She lives off Copperhead, and notes that there are lots of dogs running free. It's not safe to ride a bike, she asks whether she needs to carry a gun to feel safe. Are there any rules that can help me? She doesn't feel safe on her own property. There is a problem with dogs running loose all over

*President noted there is a leash law in Columbia Co., also, now that we have attorneys, we will be able to file injunctions, and when we get a court opinion we will be able to know how to proceed.
*Document as much as we can, get the photos, get the audio, so we can file the injunctions.

*Member: Can we purchase our own port-o-let's to reduce costs? Noted that from 2020 till today everything has jumped in costs. If we want to maintain the quality of our parks, we need to understand everything costs more.

*Member: if you don't have the money to get things done, postpone the actions.

*Member asks what the 11 board members and 4 officers duties if our property manager is going to do their work.

Adjourn: Member notes he's a Gator fan and moves that the meeting be adjourned, it was seconded, and the President said meeting was adjourned.

*Member asks whether we're voting for the dues.

Secretary read from TREPO Bylaws, Article 6 to clarify why there is no vote for the fee increase.

13. Next Annual Meeting: October 12, 2024



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

Date: November 28, 2023 No Dec. 24 Meting

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

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

Chairman noted there are 9 members present and asked Judy Brim to step up as an alternate.

5. *Motion to approve all those absent by: T.Tramel, 2nd, T.Mathews, motion passes*

6. *Approve Agenda : Motion by: V.Ackerson, 2nd, T.Tramel, motion passes.*

7. *Approve October 10th Minutes : Motion by: T.Mathews, 2nd, J.Brim, motion passes.*

8. Secretary's report, H. Gilchrist: October 10th and 14th meeting notes were circulated; we only need to approve the monthly (10th). Good news I finally figured out how to get the meeting notes to get posted into trepo.net so hopefully they will all be on the web.
Approve Secretary's Minutes for October 10th: Motion by: T. Mathews, 2nd, J.Brim, motion passes.

9. Treasurer's Report, Vicky Imm:
Please refer to treasurer's report on TREPO's Seacoast Bank Account *& P&L chart.*
for October 2023.
Please Note: Our fish fry is a fund raiser, but our BBQ is never a fund raiser, we actually lose money every year on that.
There were also expenses due to tree services required post the storm at Brennan park and lime rock required for Brennan. The lime rock for midpoint was a November expense.
Approve Treasurer's Report: Motion by: J.Baker, 2nd: W.Sellers, motion passes.

Chairman noted that President Terri Hester held a couple meetings to listen to members who were speaking up against the proposed budget. He asked President to proceed with her letter/report:

10. President's Report, Terri Hester: Dear TREPO, Board of Directors: I would like to let everyone know that I love my community and my prayer is that everyone can come together to make this community what I know it can be. Since the 2023 members meeting, I have held two Townhalls. The members have really voiced the opinion of NO property management company which I also agree with. I have a list of other items the members voiced, but this meeting is focused on the budget. I will pass along the other information later. I do agree with Skip and his proposed Administrative Secretary idea. We do need one and hopefully we would be able to put one in place next year. The reason I agree with this is because at certain times members can go to the clubhouse and see documents, the assistant would make sure all paperwork was done, filed, submitted and posted as it should be, this would also help as new board members are elected so they don't have to worry about things not getting done. Someone is in place that knows how things are done. The members, probably 60%, don't want the dues to go up or a management company. 30% agree the dues need to go up and 10% agree with the dues going up to $300 a year. I myself agree with the dues going up a small amount. I wish they didn't need to go up at all, but as a member that sees everything that goes out into the running of the parks. I do see the need for having it go up. I have had numerous upset members calling me about TREPO placing liens on their property. When I asked where they heard this, I was told Ruben told them about it. Once, and for all, this is not true! As president, I check the mail daily. I answer the TREPO phone calls, and I sign all legal documents for the corporation. I am the liaison between the members and the board. All you have to do is call me and I assure you the board will hear it. If you hear rumor, please call me so I can tell you the truth. Thank you, your president, Terri Hester.

She then read the paper submitted by Skip for the proposed Administrative Secretary Position:

1. Hire an administrative secretary as a part-time position
2. Hours 8:30 to 12:30 Monday through Friday.
3. Job description – responsible for handling administrative duties has required by board.
4. a. Having office hours for members to be able to contact in person or phone at TREPO office
5. b. Preparing written communication between board and members parentheses monthly meeting, agenda, monthly, financial report, etc.)
6. c. Assist membership committee in record-keeping and Key disbursement.
7. d. Daily mail pick up from post office.
8. e. A monthly board meeting and obtain board secretary meeting minutes and file in office for members to read within one week of meeting.
9. f. any other duties as required by the board.
10. Job to be advertised and filled by January 1 of 2024.
11. Celery range $15. 00 $2.20. 00 per hour based on a 20 hour week (annual budget $15,000 to $20,000 to volunteer Wi-Fi + required taxes)

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

12. Maintenance Committee Report:
Membership update: V. Ackerson
Columbia County: 724
Suwanee County: 272
Total: 996
Christmas Extravaganza will be Dec.9 3-5. Bring Children, grand-children sign up name , age, and things they like to play with. The money for events come from the Estoppel Fees, NOT, member dues. Time frame is 3-5 for parade, D.J.Chris throughout, Mr. & Mrs. Claus will be there; hayride, awards for top 3 decorated and after parade tree lighting, hot cocoa, and everyone seems to have a good time. It's all free to members.

13. Communications Committee:
Note: Charlee Thompson is recuperating from a minor motorcycle accident.

14. New Business:
**Rick Palm moves that the Columbia county commissioners and roads department be petition to pave the existing dirt road from the northern terminals of SW. Riverside Ave. south to its intersection with SW. Nebraska Terrace with speed, humps and/or tables to promote safety.*
RATIONALE:
My wife and I reside directly across the road from Hodor Park and it's parking lot. We have a unique, clear, unobstructed view of the traffic and parking activity. In the summer season, the parking lot is full with members and their guests. From ouR front porch, we have observed firsthand the very familiar scene: a car with a child or children, pulls up into a parking space; a parent or parents get out of their vehicle and begin to focus on removing their Watersports items from car tops. A toddler is momentarily unobserved and walks around the car next to the road. It is only a matter of time before the worst case scenario is manifested… the death or serious injury of an innocent child.

Parking lot accidents are common in Florida. And although they don't typically take place at high speeds, they can result in property damage, injury, an even death, particularly if pedestrians are involved. In addition, parking lot accidents often result in insurance rate increases. Therefore, parking lot accidents should be taken seriously, as they can have a number of serious consequences.

Speed, humps, and speed tables are both tools in the toolbox as part of traffic calming. They differ from a speed 'bump' in that they are longer and flatter and allow traffic to continue at a reasonable speed without too much jarring or discomfort.

T. Trammel seconds the motion for the purpose of discussion. He notes that he normally would not be for paving SW. Riverside Ave., however, he does back this motion because he feels that the situation has gotten bad enough to where it could lead to someone getting killed.
*T.Tramel asks and states that NO TREPO dues would be used to pave the section in the motion.
*Chairman noted that the county has a five-year plan for Road improvements and we would need to get in line and is very complicated. They get their funds from FDOT appropriations to different parts of the county. . Furthermore, he has inquired about this in the past, and the county has said they will not even consider it until we have a bonified survey of Hodor Park, and that cost would most likely be on us. It's a long process, you can remember Rum Island Park and how long that took.
*T.Matthews mentions that we've got to start somewhere. He suggest a small committee be assembled to address the requirements and notes that this is an election year.
*Chairman notes that the Commissioner for this district doesn't run for 2 years.
*J.Baker notes, that there are probably quite a few complaint calls to Columbia County that would back the evident danger. The County Road Dept. had to put up the No Parking on the east side of Riverside Ave. due to safety.
*Chairman notes that the other issue is the 100' road right away for the main line, which is not centered so quite a bit of property to the east is within that right away, and would likely be impacted because of things like altering the road alignment, environmental/drainage and stormwater due to blacktop. This will all encroach on all the property owners within that stretch including Rick's property. to which responded that he's fine with that, and thinks others will also.
*Chairman notes we have a motion on the table which he suggests may need to be simplified, but **R. Palm stuck with his motion as first stated. A vote was taken and passed unanimously.**

*T. Mathews also had new business. He is in need of more funding for signage… Approval for (6), No Trespassing signs as requested by B.Brim for most the parks. Also mentioned addresses need to be added to signs on the water-side of each of the parks for emergencies.
***Chairman notes that he feels we can amend the maintenance budget and move $500.#**
*Chairman noted one other new business issue…he received a message today a text message today from property owners around Camping Park, and it says they understand the parks are open one hour before sunset one hour after sunrise only to registered guests.

15. Old Business: Discuss and finalize 2024 budget.
* V.Ackerson went over the proposed budget which she and committee reduced from $290,040.00 by $115,000.00 thus bringing the proposed total budget to $175,000,00 and include huge cuts to proposed park improvements, cuts Porta-Potties in half, and many other cuts which all point to very few if any capital improvements proposed for 2024.
* It was noted that the new proposed budget is lower than what we spent in 2023.
* It was noted that if people want to volunteer to do things for no pay or credit, they will need to go through training.
*T.Mathews asked whether our insurance covers uninsured people.
*Chairman noted that it does cause problems but they are covered.
* The $175,000 still has us at a deficit of $25,000.00. When divided by 1,000 members in good standing, the membership fees are proposed at $175.00.
*Suggestion to go paper-less was discussed and will require changes to the Bi-laws. This will be discussed in the future.
*T. Mathews asked whether capital improvements have been gutted to $24,000, which means very little can be done?
*A discussion took place on how Vandalism costs needs to be tracked.
*Another discussion on levying fees to harm done, etc.
*Chairman notes, we have a budget that's being proposed to the board, and he would like to hear from everyone their comments keep a very civil and brief.
16. Open Property Owner's Comments:
*Miscellaneous expenses need to be better tracked and updated on line. Profit and Loss statements need to be kept on line. then.
*Bank statements can be made available for every month for you to review if you file a public records request.
*Financials are up to date as of date Vicky took over.
*Minutes haven't been posted as of May, and there are discrepancies, so minutes will no longer contain info on the P & L's.
*Claim that records have been denied; questioned where are 1099 and W-2's.
*Chairman…we've satisfied all your requests. All information have been sent to our attorney to send to your attorney.
*Treasurer: Resents the accusation…4-5 of board members came in on the week-ends and Wednesday's to come up here and sit, while you came in and photograph documents with cell phone. So for you to say we haven't worked with you is a lie.
*Is this a POA or an HOA?
*It is an HOA and it was not changed from a POA.
*We do business as Three Rivers Estates Property Owners.
*What was the document that the board tried to get us to sign last year in order to get a key las year?
*President responded that it was a statement that you were aware of the covenants and restrictions, and you were willing to abide by the laws and rules.
*Didn't it require that our property would be bound to the board.
*We're not going to tell people what color to paint their house, etc. How you landscape, etc.
*You can change and amend the Bi-Laws. Covenants have to be changed by a vote of the entire membership.

***Hiring a management company is no longer in the budget.**
*Does everyone get paid 1099 because a re-imbursement for mileage is not required.
*Elections should be conducted by others-not board or officers.
*Request to put budget on the web site.
*Spot on with the budget and cuts were made fairly across the board. Complimented the board for doing what was asked to reduce budget, and for folks being heard.
* We can use volunteers/may require volunteer coordinator.
* Open your mind to the members opinions; we need to be heard.
* Request to have attorney come to a meeting to tell us what we are and why.
* It would be nice if everyone paid dues; they want to complain but they don't want to pay.
* Asked about how the board came up with the budget amount for a Management Co.
* **Hiring a management company is no longer in the budget.**
* **We are a not-for-profit 501**
* Covenenants are not being followed. They have a VRBO (purchased by a Realtor). There are 10-12 vehicles every time someone stays there. Lots of cars, tearing up the road, and Realtors making money. Then another realtor bought an old trailer was moved next door. We're dissatisfied and are not getting anything for our money.
* If we had a code violation, complaint, then email the board the address, and the board will submit that complaint and then code violations can follow up.
* She complains that she does not want to make the complaint.
* She would not be, the Board will make the complaint if we have the address and a description of the violation.

*Slashed budget no management co., no additional secretary.
*What do keys cost?
*$5.00
*We will make cuts in the budget if we need to based on income.

R. palm moved to approve the budget as amended (reduced budget by $115,000) and discussed and raise fees to $175.00. Seconded by T.Tramel, passed unanimously.

17. Next meeting: Tuesday, December 12, 2023, 7:00 p.m. at the Clubhouse.

Adjourn:



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

Date: January 16th, 2024

1. Call to Order by G. Hunter noted we had to postpone meeting last Tuesday.
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

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

5. *Motion to approve all those absent by: C.Thompson; 2nd, J. Baker, motion passes*
6. *Approve January Agenda : Motion by: C.Thompson; 2nd, W.Sellers, motion passes.*
7. *Approve November 28th Meeting Minutes : Motion by: R.Palm; 2nd, S.Keen, motion passes.*

8. Secretary's report, H. Gilchrist: Noted the meetings will be posted tonight

9. Treasurer's Report, Vicky Imm: Vicky passed out and discussed Nov. And Dec. summaries. And noted that we *were running very short due to not meeting in Dec. Please refer to treasurer's reports not included herein to avoid duplicity and mistakes.*
Approve November & December Treasurer's Report : Motion by: s. keen, 2nd, R Palm, motion passes.

10. President's Report, Terri Hester:
*She's been getting many phone calls about people's property that are in disarray.
*The County does not have staff needed to surveillance properties. They are complaint driven. Members need to file a complaint along with an accurate address of the property that is in disarray to the TREPO Board. The Board will wait to get a few of these complaints and then they will file a complaint on behalf of the member, signed by the Chairman and the President, so the member's name is protected. The County will then submit these complaints to Code Enforcement for follow up.
*President does not see the on-line petitions shés heard about. People can pick up a phone and call her.
*Sweetheart Banquet in February, close to Valentines Day, but we doṅt want people to not come if they don't have a partner. Tentatively the 17th. It will be announced on the web site.
*Key day is this Saturday 10-2. Dues are $175.00.

*Christmas activities turned out really well this year. They're getting better every year, people are enjoying these special activities. People are going all out. Someone commented that it looked like New York. Many volunteers
*She does wish Bill was able to ask people to show their key and give him their name!

11. Park Managers Report, Bill Brim: *please refer to separate report by Park Manager.*
Bill needs to document as much as you can, take photos, take names, so if there's an emergency they can be found, etc.
Dog issues were discussed in detail once again. If we are passive about dogs in the park, Insurance company will stop carrying us.

12. Maintenance Committee Report, Tommy Mathews
Tommy noted his committee is broke (has no money for projects due to budget cuts).

13. Membership update: V. Ackerson

	12/2023	1/2024
Columbia County:	727.	354
Suwanee County:	275.	117
Total:	1002	471

2023: we ended with 825 members.
2024: in January we already have 471

2 member requested reduced fees due to hardship both last year and this year. We still collect $100.00 from those hardship members, and $75.00 will need to be offset.

Communications Committee Report:
*Key day is this Saturday 10-2. Dues are $175.00. Any keys not picked up will start getting keys mailed out.
*Keys get changed Saturday, so only new keys will work at the gates. Key process was explained by Vonda.
*Removal of at least 3 Porta Potty's (PP) due to budget cuts.
*B. Brim brought up a member recommendation for the potential purchase of porta potties. Towards the end the idea was abandoned due to vandalizing, removal during flood events, etc, C. Thompson read off costs, and they need to be further considered, but puts a lot of responsibility on board! Brennan, Fishing, Camping and Bridge Parks are the 4 where removal of PP is being evaluated.
Pulling them in winter months was also discussed, but Peloni's would likely charge a lot for pulling and replacing them.

14. New Business:
Chairman called for the election of officers. R. Palm nominated Glenn Hunter for Chairman and Tom Tramel for Vice Chairman, seconded by T. Mathews (as well as all others); motion passed unanimously with acommendation and gratitude from all members.

15. Old Business:
*R.Palm brought up checking on the status of a couple of board directives…
1. Purchasing an AED for Hodor Park. Discussion included fact there's no TREPO budget for the $1,609.00, since budget was greatly reduced. Fund-raisers or other ways of raising funds was encouraged.
2. Paving of Riverside Ave. chairman noted this has not yet been addressed.

*V. Imm noted that the CPR classes are being conducted and many people are signing up.

16. Open meeting Property Owner's Comments:
*A member claimed that FL Statutes states you cannot do an assessment at a board meeting you have to hold a special member's meeting and allow members to vote. He also claimed that a new bill-law this year addresses members rights.

*J. Nano…claims meeting minutes, financial reports, agenda, meeting dates, must be posted on the official web site. It was noted they are, later it was also noted that meeting minutes cannot be posted until they are approved at the following meeting.
*Cheri Smith stated she owns a registered service dog and shows the dog's badge for that. She noted a person can be asked to leave if the dog acts aggresively, if they refuse to leave, then you ask the sheriff to assist, but papers cannot be requested.
* J. Crane: Issue regarding non-receipt of his invoice. V. Ackerson: Invoices were sent out to all the addresses that Suwannee County Property Appraisers use for taxing within Three River Estates, and the same thing with Columbia County, so if you receive tax assessment you should be getting our correspondence.
*J.Crane Issue regarding communication issues. He's never seen committee meetings posted so anyone could attend those. It was noted that we don't have any special meetings any more.
*A long discussion took place regarding posting of meeting dates, and it was shown that TREPO web site had all the information posted. We announced the January meeting was going to be postponed due to weather, the day before the meeting (the same day Columbia County announced closures due to weather). We provided the date it would be held at least one week prior to the meeting on the 16th.
* C. Smith noted that she'd found everything posted, however, she brings up issue of those who don't use the internet. V. Ackerson noted we state that you should share with your friends and neighbors.
*A new member (Diana Suarez?), asked we identify who the Chair and Vice Chair that were just elected for 2024 were. Members and officers introduced themselves by name.

17. Next meeting: Feb. 13, 2024

Adjourn: 8:04

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

Date: February 13, 2024

1. Call to Order by G. Hunter asked Judy Brim to step up from alternate to member for this meeting.
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

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

5. *Motion to approve all those absent by: J. Baker ; 2nd, W. Sellers, motion passes*
6. *Approve February Agenda : Motion by: V..Ackerson; 2nd, T.Tramel, motion passes.*
7. *Approve January. Meeting Minutes: received typos from V. Imm, meeting minutes shall be posted. Motion by: W.Sellers; 2nd, T.Tramel, motion passes.*

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

9. Treasurer's Report, Vicky Imm: *Please refer to treasurer's reports not included herein to avoid duplicity and conflicts.*
Liability insurance $2537 Port-a-potty expenses in January were $1,000. in February, only $627 since we reduced their number due to budget cuts; so we have a savings of $373 per month.
Approve January Treasurer's Report : Motion by: S.Keen, 2nd, C.Thompson, motion passes.

10. President's Report, Terri Hester:
Not able to do the previously planned spring dance for February because we have so much going on with membership so we'll try to do an event in April when it's warmer.
Keys…members waiting for their keys need to understand that it's taking longer to get them out (2-3 weeks) because we can no longer put them through a machine. Stamps are non-machinable stamps. People can also pick up their keys directly from Terri Hester. All they have to do is call her to arrange pick up.

11. Park Managers Report, Bill Brim: *please refer to separate report by Park Manager.*
Bill needs to document as much as you can, take photos, take names, so if there's an emergency they can be found, etc.

*Chairman reports that the tree that came down at Point Park has been there and enjoyed a long time but boats speed in and speed up erosion which undermined the tree.
*J. Baker suggests contacting FDEP to see if they can assist.
*Port-a-potty's have been removed from Bridge Park, Fishing Park and Brannon Park. Pictures will be taken of those who are soiling the parks. We had to make cuts due to requested budget reductions.
*There are no vehicles allowed in Brannon Park and Fishing Park, but somehow Golf Carts are getting in. Put in Another Rock!!

12. Maintenance Committee Report, Tommy Mathews nothing to report.

13. Membership update: V. Ackerson

	2024	2023
Columbia County:	581	516
Suwanee County:	202	178
Total:	783	694

??

*We're about 100 over our numbers last year. She noted that our President works very hard, and people need to be nice and respectful to her. Many are, but some are really quite mean.
*Chairman recommended that if a member starts being nasty, she refer them to him.
*Fish Fry will occur 1st Saturday in April, April 6th. They will be trying to get an estimate on the cost of the fish, so that a cost for the fish-fry will be determined.
*V. Ackerson noted that we are constantly accused of paying our members, and that is not true. Whenever Terri or Vonda or others are getting paid is a reimbursement that needs to be filed, because TREPO does not have a credit card.
*Gategreeters are looking for volunteers, 9-6 on Saturday and 10-5 on Sundays. At a former budget meeting,we were asked to reduce paid gate greeters and we were told people would volunteer for that task.
*Spring Newsletter: R.Palm said he would work on it, and C.Rieker will back him up.

14. New Business:
*V. Imm reports she received a request for copies of invoices and receipts for a list of 130 checks from Mr. McCarty. This request came from Jesse Crane's attorney, Mr. Braswell. She received this request last Thursday. It took her over a 3 day period,10 1/2 hours to complete. The packet of copies was delivered to Mr. McCarty, in Gainesville, the following Tuesday. She wants members to know that we take this request very seriously and we have always provided what the attorney has requested. However, these back up receipts and invoices were the same files that Jesse had previously pulled and made copies of the TREPO bank statements. The request from attorney Braswell was very unprofessional, every member's name listed on the request was misspelled.

*Chairman noted that these requests are very costly to TREPO.
*J.Baker and how much is it costingTREPO?
*The Chairman stated it could cost $1,500-$2,000; our attorney charges $300 an hour. We need to document and record these expenses so members are aware of what other members are costing us.

*V.Imm asks whether there is a procedure in place so we are not required to pull the same records and copy them over and over. She & other board members have met with Jesse on 3 different occasions. They spent all day each time while he and Joan Nano pulled checks and made copies. He could have copied the receipts while he was copying the bank statements.
*S.Watson asks if can we put all that information on the TREPO web site, and says we really should be paying V. Imm and others for their time spent on these issues.

*Chairman will consult with the attorney to see if there are some procedures which keep our association from having to do the same thing over and over.
*V.Imm described she has issues with Seacoast Bank. She is still working on a deposit discrepancy from a deposit for TREPO in January. Fortunately, all but $25 has been resolved. One check was not deposited by the bank and missing from 1/9 to 1/29.

V.Imm also reports that if we're not going to do a build out of the club house, we should move our $50,000. into a higher interest paying account. Merrill Lynch pays 4% and Seacoast offers a 90 day CD's that earn 5.15% per month as long as you have 11 transactions a month, which we meet that requirement. This issue was discussed, and she was given verbal permission to proceed with the Seacoast 90 Day CD.

15. Old Business:
R.Palm reported that as per Board vote and approval, he visited the CC Public Works Dept. and filed TREPO's request for paving of Riverside yesterday, and they will contact us if they have questions.

H. Gilchrist asks for follow up from the President on her report that property owners, Realtors, and Columbia County Code Enforcement has complained regarding so many properties being in disarray. T. Hester responded that she has an email (one complaint and is waiting to receive a few more before they are turned over to CC). CC Code Enforcement is complaint driven, and property owners have to make the complaint to the board. Many members are scared to complain because their name would be associated with the complaint, but that is not the case, since complaints will be filed signed by the Chairman and/or the President.

16. Open meeting Property Owner's Comments:
*Tim Dockery suggests we recycle keys, this was discussed briefly and abandoned.
*Joan Nano asks if we're still having trouble with gates being left open by big groups using the pavilions, etc., when did we stop doing reservations for the pavilions, so people violating rules could be held liable. It was explained that we still have reservations through the TREPO website, but a lot of people just use the pavilions without making reservations. Any group of 12 or more is supposed to get permission, so they should be reserving.
*Jesse Crane: Have we tried sending letters to members who's properties are in disarray. Chairman requests we post it on the web site. And telling them they need to read Covenants and Restrictions.
*Jesse Crane complains that we are talking about him & that is borderline slander. He said until you all receive a court document saying there is a lawsuit filed by me, you need to stop saying that and lying to everybody. Someone sitting nearJesse said something about frivolous lawsuits, and Jesse said, claiming I'm filing frivolous lawsuits is even worse and that is decided by a judge.
*Chairman noted we're talking about actions that we are having to respond to. Anyone can file a complaint or public records request. And if you're filing a law suit, that's fine, you deal with it through your attorney, and we'll respond through ours.

17. Next meeting: March 12, 2024

Adjourn: Motion to adjourn, W.Sellers; 2nd by C.Thompson. 7:55 p.m.

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

Date: February 27, 2024

1. Call to Order by Glenn Hunter @ 7:30
2. Invocation
3. Pledge of Allegiance

Mr. Hank Lowry was speaking quite loudly through all the above. A member was heard asking Mr Hank Hank Lowry to be respectful; this seemed to set H. Lowry off, and he started name calling, and insulting the Board and all present. At least two videos exist of the chaos that followed.

For the safety of all those present, President Terri Hester called the meeting to end, while the Chairman G.Hunter was busy requesting assistance from Sheriffs office.

4. All remaining were back inside the Clubhouse at 7:42, and the Chairman again called the meeting to order and asked for Roll Call:

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

5. *Motion to approve all those absent by: J. Baker ; 2nd, T.Tramel, motion passes*
6. *Approve the revised Agenda : Motion by V.Ackerson; 2nd, T.Mathews, motion passes*

7. New Business: Attorney Peter Foch was present at this meeting. He reported a law suit has been filed by Jesse Crane against Three Rivers Estates Property Owners Inc. Association, governed by chapter 720 Covenants and nRestrictions for Homeowner Associations. Jefferson Braswell is the attorney who filed the lawsuit, representing Mr. Jesse Crane.

***our members need to know that the lawsuit is against all the homeowners in TREPO conjoined with Auto Owners Attorneys Group. We take this very seriously and we are disputing the allegations! Our yearly fees are going towards defense.**

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

Date: March 12, 2024

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

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

5. *Motion to approve all those absent by: J. Baker ; 2nd, C.Thompson, motion passes*
Chairman noted Rick Palm and Cathy Rieker have resigned. He asked Judy Brim to step up from alternate to member and welcomed her as a board member. This still leaves a seat open.
6. *Approve March Agenda: Motion by: S.Keen; 2nd, C. Thompson, motion passes.*
7. *Approve February Meeting Minutes: Motion by: C. Thompson; 2nd, W.Sellers, motion passes.*
8. **Secretary's report, Hilda Gilchrist:** nothing to report.
9. **Treasurer's report, Vicki Imm:** *Please refer to treasurer's reports not included herein to Approve Financial Report Treasurer's Report : Motion by: C.Thompson 2nd, T.Tramel, motion passes.*

Motion to give Treasurer permission to move $136,000 from our Membership checking account into the Working Fund. Motion by T. Tramel, 2nd by J.Baker.

10. President's Report, Terri Hester:

Easter Egg Hunt, March 30th 10-12
Fish Fry April 6 start serving @ 12:00. C. Rieker will get Busy Bees to serve, we need people to bring desserts. Fees will stay at $4.00 for children, and $9.00 for adults.
Keys; taking up to 2 months, even though they have non- machinable stamps, they're still going through Jax.
She's also getting people coming to her home, etc. (4 people), especially upsetting was one who came with a really old key, and requested her money back since she'd not received her keys. President requests we consider people having to pick up their keys. We pay for Membership, not for the keys; the keys are a benefit of membership.

An "R" is added to the key for re-prints to that key number, so gatekeepers can be alerted to that, and those keys will be confiscated.
Chairman asks what to do about the request for a refund. The consensus opinion of the board is we do not provide a refund to the person who requested it.

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

12. Maintenance Committee Report, Tommy Mathews nothing to report.

13. Membership update: Vonda Ackerson

	2024
Columbia County:	626
Suwanee County:	220
Total:	846

14. New Business: Fish Fry April 6 start serving @ 12:00. C. Rieker will get Busy Bees to serve, we need people to bring desserts. Fees $4.00 for children 10 and under, and $9.00 for adults. Tent gets set up at 5 o'clock the day before. Cook will include Sammy, Tommy Matthews, Mike, Glenn, James.

15. Old Business:

*J.Baker brings up he knows that there are concerns for safety, several board members have resigned. He suggests hiring a deputy for 6 to 8 months.
Chairman notes it's up to the board, but it's a big expense at $125 with a two hour minimum.
*Our issues have only been with one person. Patrols had to come out of Columbia City. Potentially we could put them on notice so that the Deputy who's in this area on meeting dates could drive by at 7:00 p.m. He asked Bill Brim to coordinate with Sheriff's office.
*Some of our members are being threatened, grasped, bad behavior has to be paid for by all the members. We are not levying fines as we have the right to. Rules are being broken that have been on the books for over 50 years, and the HOA should levy fines for rule breakers. Our attorneys are now going to be working with the courts, since one was present at the disturbance in February's special meeting (see 20240227).
*President notes that the person who caused the problem isn't even a member in good standing.
*There's no well or septic on Hank Lowry's property, but no one has filed a complaint, even though it's a violation of Columbia County rules.
*Suggestion that since he's not a member in good standing, maybe he should not be allowed into our meetings.
***T.Tramel moves that we petition Courts to permanently exclude Hank Lowry from all our properties, all meeting and Parks. He's threatened people, he's assaulted people; he's not a member in good standing (not paid his dues).**
2nd by T. Mathews. Motion passes. President will contact attorneys with that request.
*Chairman then notes that we have received a law suit…Jesse Crane vs. Three Rivers Estates Property Owner's Association. Our current policy with Auto Owners have responded and they are working with our Attorneys.

16. Open meeting Property Owner's Comments:

*Joan Nano asks which parks dogs are allowed in? Answer: Camping Park and Fishing Park. Dogs are to be on a leash, you must clean up after your pet. All this information is in TREPO.net under Rules for Parks.
*Jesse Crane suggests since we can't seem to get much cooperation from our Sheriff, we back a different Sheriff; Chairman responds the board is not going to take a political stance.
*Tim Dockery complains about mail service; his goes through Atlanta and then back.
*Jessee Crane clarifies that at the meeting of the 27th, someone claimed that he was filing suit against members individually, and that is not the case, it is as stated today, a Law Suit against the entire Association which includes all members.
* Chairman notes that anything regarding this lawsuit is being handled by attorneys.

17. Next meeting: April 9, 2024

Adjourn: Motion to adjourn, J.Baker; 2nd by C.Thompson. 7:51 p.m.

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

Date: May 14, 2024

1. Call to Order & Invocation
2. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	Stephanie Watson
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
-Mike Davis		
Sammy Keen		
-Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
Charlee Thompson		

5. *Motion to approve all those absent by: T.Tramel; 2nd, C.Thompson, motion passes.*
6. *Approve May Agenda: Motion by: W.Sellers; 2nd, V.Ackerson, motion passes.*
7. *Approve March & April minutes meeting. Motion to approve S.Keen, 2nd by C. Thompson, motion passes.*

8. Secretary's Report, Hilda Gilchrist: nothing to report.

9. Treasurer's Report, Vicki Seller's: *Please refer to treasurer's reports not included herein. Motion to Approve Treasurer's Report : Motion by: C.Thompson, 2nd J.Brim, motion passes.*

10. President's Report, Terri Hester:

*President passed the application for ***Gate Greeter Volunteer Form at Hodor Park*** for comments/approval by board. We took one paid position out when some members complained on fee increase, and alot of folks at that meeting mentioned they wanted to volunteer. ***Hours: 9-6 Saturday;10-5 Sunday 10-5 Memorial Day (and other holidays).*** If we don't get volunteers from the general membership, we will have to find a way to bring back a paid position. Persons are on standby. Concensus reached to use the application.

*Need power at the pavilions, since people are bringing crock pots, etc. and blowing the circuit. (2) 20 AMP servic should each run 5.

*park Manager stated electrical upgrades also need to be made at Brennan Park...we need an extra circuit and a permit to fix 1 1/4" pipe that was hit by lightning. Suwannee County didn't want to approve permit. We have a quote from Burns Electric who put the service in initially. Chairman requests we also speak to Clay Electric. We need to have certified electrician(s) install circuits for future growth.

*President notes that seven complaints have been voiced and Chairman says he would like to get those before the meeting, an he said they will review those complaints.

11. Park Managers Report, Bill Brim: ***please refer to separate report by Park Manager.***
**All parks are open. He's requested all members pick up branches when possible.*
**No vehicles are allowed in Brennan or Fishing Parks*
*Dogs are still being brought into parks, usually by the same people. Chairman noted we are working with legal group who are having conversations with County.
*Pit Bulls and other dogs running off leash in our streets. County has Code Enforcement, they've hired a few people, however their procedure may not be enough.
*Secretary showed photos of her cat being chased up trees; complaints have been filed, fines have been handed to dog's owners.
*Chairman suggested we ask Animal Control to come talk to us about their procedure, etc.
*J.Baker suggests we post emergency numbers on our web page. J. Brim and President will work on that directory.
*Some members feel rules don't apply to them. Glass, trailers, dogs; we're getting them on camera. *Chairman also noted that it's the Park Manager's scope of work to keep track of violations. If they consistently violate,Chairman prefers law enforcement getting involved.
*Camping Park reservations must be made so we know when and who is camping.
*It was determined that all pavilions and camp sites be reserved for specific durations, and after 30 minutes of no show, they be released.
12. Maintenance Committee Report, B.Brim: Reported on several repairs. Chairman asked about Port-o-Let's, since we had to remove some due to budget constraints.
13. Communications Committee Report: V. Ackerson Membership/May, 2024
Columbia County:654 Suwanee County:240 Total: 894
D.J. Chris would like to have Karaoke sometime in June.
14. New Business: V.Ackerson: 2024 Elections paperwork/ Election Voting Procedure used 2022 with updated dates and very few revisions.
B Group
(5) Board members… (4)years 1/1/25-12/31/28 (G. Hunter, T. Tramel, S. Keen, M. Davis and R. Palm (open seat)
(4) Officers…(2) years 1/1/25-12/31/26
(4) Alternates…(2) years 1/1/25-12/31/26
October 12th 2024 is Member's Meeting. Voting 10-1:00 p.m.
Forms will be on our Web Site under Documents on or around June 15th.
Applications must be returned no later than Aug. 4 2024.
Columbia County Board of Elections will be tallying votes.
Absentee ballots will be available; request by. August 21st and received October 3rd.
Elections will be posted that day.
Proxies must be received by mail to by October 7th.
*V. Ackerson suggests a month prior to the Members Meeting, a Meet and Greet might be a good idea. Discussion took place…each person do a video? Possibly get candidates to show up at a board meeting so candidates could speak and answer questions.
Motion to approve with the Elections and Voting Procedures with the changes, C.Thompson; changes. 2nd T.Tramel; motion passes.
15. Old Business: none
16. Open meeting Property Owner's Comments:
*Shane Kemp suggested we hire water truck to keep dust down on Riverside.
*Clay Cassels, 165 SW Boston Terr.…people want picnic tables and grills at Camping Park, (2-3) camping sites and possibly some other parks.
*V.Ackerson noted we have no money in the budget.
*Samantha Kemp asked about volunteering. President noted there will be a class to learn what you can and cannot do.
Next meeting: June 11, 2024 at 7:00
Adjourn: 8:05

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

Date: April 9, 2024

1. Call to Order & Invocation
2. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	-Terri Hester, President	Stephanie Watson
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
Charlee Thompson		

5. *Motion to approve all those absent by: T.Tramel; 2nd, S.Keen, motion passes.*
6. *Approve April Agenda: Motion by: T.Tramel; 2nd, C. Thompson, motion passes.*

7A.. Approve February Special meeting (Feb 27) Minutes…Chairman requested minutes be read in full by H. Gilchrist. Motion to approve pending corrections mentioned by C. Thompson, second J.Baker, motion passes.

7B: Approve March Meeting Minutes: NOTE, March 22nd minutes were not correctly sent out, Secretary found the problem and resent those notes immediately at this meeting, therefore Chairman asked approval be held till next month and we'll approve March and April in May meeting.

8. Secretary's Report, Hilda Gilchrist: nothing to report.

9. Treasurer's Report, Vicki Imm: *Please refer to treasurer's reports not included herein to Approve Financial Report Treasurer's Report : Motion by: V.Ackerson, W. Seller's, motion passes.*

10. President's Report, Terri has been very sick for last month**: V.Ackerson reported:** Terri wanted to convey her appreciation to everyone for making the fish fry a wonderful event. Many people cooked, set up and pulled together to make the event wonderful. Chairman noted that he heard it was the most flavorful food; unfortunately we had lots of competition with other events, so next year we can change it to the last week-end in March (March 29th 2025), since Easter next year will be April 20th.

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

*Discussions took place regarding member's boats tied way up up into Hodor. There was a child right behind the boat. The Park manager approached the adults (one was a member and had keys), and let them know they were not to tie up to the swimming area where kids were swimming. He took a picture of the boats, and one of the guys put his boat in reverse and

almost ran over a kid. **We need to document this.** We would have a weak case if we don't document this type of activity. We're emphasizing safety and we've got the Park Manager documenting what has happened. It's one thing that we have rules, but we also have someone to enforcing the rules. J.Baker and the Chairman noted we need to build a track record of bad behavior we can document with FWC!

*Another discussion took place regarding the continued problem with dogs off leash, in our streets and in the parks. Columbia County Animal Control (CCAC) has a process that requires photographs and 3 complaints. Upon the third complaint one is required to fill out an affidavit and have it notarized, then CCAC can fine the owners $55.00 per dog. However even after that has been done, the dogs still wander freely. Chairman noted we may need to start e-mailing our Commissioners; they will respond to citizen complaints!

12. Maintenance Committee Report, Tommy Mathews: nothing to report.

13. Communications Committee Report: V. Ackerson

Membership: 2024
Columbia County: 646
Suwanee County: 232
Total: 878
Slowing down, probably hit a peak around Memorial Day, especially if the water goes down.

***FISH FRY:** 3 bills:
Cedar River: $ 643.98. (Fish, oil, and hush puppies, coleslaw)
Sam's 221.34
Sam's 96.02
TOTAL: $ 961.34. (All supplies)
We sold $ 613.00
Difference between what we spent and took in was $348.34

*A member wants to remain anonymous, but she will donate an AED Machine HeartSmart (?). She has the receipts and it will be transferred to TREPO. Chairman notes that there likely has to be an operating procedure, etc.
*Someone has posted misconstrued information on social media. Bill is paid for his time, mileage and reimbursement for things he's asked to obtain. He saves us hundred's of dollars and has many non-billed hours. Chairman and/or President approve all bills. Chairman noted that the document that was posted was prepared by our attorney to present to the complainant. The people posting this type of information are doing so to make it look like we are stealing from the organization, all they are doing is stirring slander and slur.
Treasurer noted that each invoice is coded so we know what was spent on each park.
*Chairman noted we're appreciated by the majority of our members and yet there are those that just want to make trouble.
*V. Ackerson pleaded her case and further explained all the checks that were posted under her name.
*Chairman noted that about 5% of our members are costing us lots of money and all this trouble.
*NOTE: We all have contact numbers and we can be contacted directly with their questions, instead they are posting information that can be misconstrued.

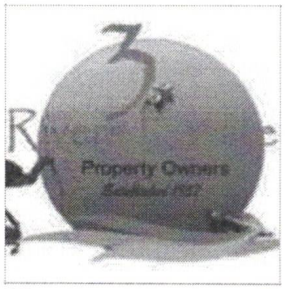
14. New Business:
We will again hire the elections office for our elections to assist our elections to go smoothly.

15. Old Business:

16. Open meeting Property Owner's Comments: none

Next meeting: May14, 2024 at 7:00

Adjourn: 7:58 p.m.



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: June 11, 2024

1. Call to Order & Invocation
2. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
-Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
-Charlee Thompson		

5. *Motion to approve all those absent: James/Sammy, motion passes.*
6. *Approve June Agenda; Wayne/Tom, motion passes.*
7. *Approve May meeting; Sammy/James, motion passes.*

8. Special Guest Speaker: Columbia County Animal Enforcement Department Director, Tom Wormuth: Tom has been on the job for eight months, during that time 600 animals have been picked up. Tom provided a 10 page, double sided Columbia County Ordinance number 98–3 "Chapter 18 - Animals"/Article III- Animal Control. Then provided the following summary:
*There is no national registration for a service dog; seeing eye dogs are the only ones on a national registration.
* Service dogs do have to be trained to do specific things; they have to be on a leash and under the Owner's control and they must be able to obey Owner's commands.
*Emotional support dogs are not supported.
*Health certifications are required for puppies.
*If puppies are older than four months. They have to have a rabies vaccination.
*Tom highly recommends micro shipping your animal it only costs $15-$20 and it is the safest way to make sure that when Animal Control or others pick an animal up it will get back to Owner.
*Animal Control office (phone number: is open from 7 AM to 5 PM and they have a 24 hour on-call service however they will only come out for the following:

1. Dog bite.
2. Dog gets hit by car.
3. Law enforcement.

Complaints made to his department can be made by calling his department. The third complaint requires a notorized form be provided to them, with documentation including:
*Photographs and or Video evidence.
*Written description of the incident,
*Date of incident, location.
*Witnesses witness names, (if any)
*If we can report who he owner of the Animal is, it makes their job a bit easier..
*The department's animal enforcement officer (Joanna Jacob's) follows up with the owner.
1st time it's a verbal conversation with the owner.
2nd time written notice
3rd time a citation is delivered to the owner.
Note: for "aggressive" dogs. It's $150 fine per dog.
*If three or more citations are made, then the owner will have to go to court, and the dog will be taken away.
A person has a right to kill an animal on their property if:
1. One feels threatened by an animal,
2. It's killing your livestock
3. Chasing your cat up a tree on your property.

*Service dogs too are the owner's responsibility even if the dog was on a leash if it bit somebody. The service animal must be under owner control.

9. Secretary's Report: none

10.Treasurer's Report, Vicki Seller's: Book-keeper has been OOT; Due to the actual costs of defending TREPO, due to litigation with Jesse Crane, member's fees will be impacted. The statement for May will be presented at July meeting.

11. President's Report, Terri Hester:
* July 4 is a Thursday, so gate greeters will be required four days that weekend.
* Terri reported that no volunteers have responded and we will need to hire a second gate greeter for Hoder those four days.

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

13. Maintenance Committee: T. Mathews asks whether we need three bids for the two electrical projects? Chairman said at least 2 bids should be received.

14. Communications Committee: Membership: Columbia County: 661
Suwanee County: + 244
905

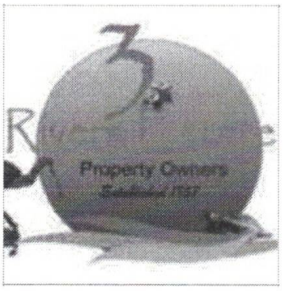
Applications for the elections will be on the TREPO website by Thursday 6/13

15. New Business: Review of park rules is postponed till July meeting.

16. Old Business: none

17. Open meeting Property Owner's Comments:
*Ray Gerner/He will be getting Certification for Service Dogs through 'Paws for Patriots' Chairman will work with him to address his concerns.
*Laura Dailey: reques bt to use the A-frame to provide community centered activities such as Garden Club, Yoga, Baby showers, Bible study. Members paid for the improvements, we should be able to use at least a central space.
*Ray Gerner complained about a 2 x 4 that was added at the gate which creates a mobility issue every time he tries to keep the door open so he can get his kayak through the gate.

Next meeting: July 9, 2024 at 7:00
Adjourn: 8:11



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: July 9, 2024

1. Call to Order & Invocation
2. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
-Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	-Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
Sammy Keen		
Tommy Matthews	Park Manager	
-Wayne Sellers	Bill Brim	
Charlee Thompson		

5. *Motion to approve all those absent: Sammy/Charlee, motion passes.*
6. *Approve July Agenda; Charlee/James, motion passes.*
7. *Approve June meeting notes; Sammy/Charlee, motion passes.*

8. Secretary's Report: none

9.Treasurer's Report, provided by Vonda: May accounts were summarized; June accounts were summarized. Please refer to separate reports to be posted.

Out of ordinary expenses:

Legal fees (3-4 months, including defending TREPO so far in Jesse Crane lawsuit): $10,133.33
Tree removal @ Hodor: $3,000.

Secretary requested explanation on how we determine tree removal companies…Bill Brim explained that last year after the hurricane came through, we had an emergency tree removal by a member and that cost us $5,700. We've since found a service that treats us very fairly; they are not members, but it's a good group, father/son.

*Also, a request about improving boat ramp on Suwanee side? Chairman said yes.
*Thank Mike Smith for improvements to boat ramp on Columbia County side.

10. President's Report, Terri Hester: Discussion regarding a 30' of fencing needed to address persons who are walking in north of the park fencing.

11. Park Managers Report, Bill Brim: People taking glass in coolers into parks and into boats, then dropping off at Point Park. We are trying to keep glass out of our parks and river. Struggling with FWC with boats creating safety of children. Park Manager requests we all report violations to FWC. Although they don't have personnel to enforce, calls would be on their tape recording.

*Chairman led discussion regarding a group that is aggressively pursuing special protections to save the river as two others spring runs have successfully done.

Please refer to separate report by Park Manager.

12. Maintenance Committee: T. Mathews reports
*S. Building needs electrical service so it can be used for storage.
*Hodor, the pavilion needs electrical work.
*Suwanee side a weatherhead is broken and has to be fixed.
*All electrical companies are super busy, so competitive quotes are not yet received..

13. Communications Committee: Vonda Ackerson:
June Membership: Columbia County: 682
Suwanee County: + 253
935
*Linda Dicker has taken some great photographs and came up with an idea, to put together a calendar using photographs. She would head that up and the proceeds would go to TREPÓ. She would like for it to go for a specific project... some thing that we don't have funded right now. A discussion took place and it was determined that it was great for her to gather information and make a presentation to the board.
Park Rules:
*Glass issues
*Dog issues
*Pavillion reservations... will be held for one hour and if person reserving them doesn't show within that time, it will revert to the next person. Email or text communications must be received if they're coming in late to extend res.
*No trailers in the park.

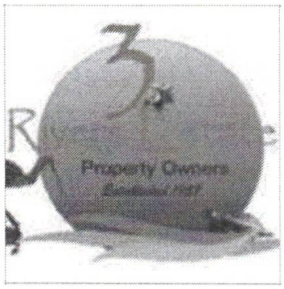
***2024 Election and Voting Proceedures was read and is posted on TREPO.net under Election Information no later than June 15th.** All biographies will be posted. Voting occurs October 12, 2024 which is our Member's Meeting. Voting closes at 1:00. A county Committee will tally all votes and results will be posted on TREPO.net that day.
*The Secretary brought up that member's were confused because they thought there would be a vote and there was not. It was noted that no one knows whether there will be something to vote on till a member brings something up, since the board does not bring up motions, the members do.
*A member asked how many bids are required, Chairman noted two are required, if we can we get three.

14. New Business: Chairman noted one of the 5 positions is vacant and he would like to fill it for the remainder of this year. He asked the board if they would approve Gloria Spivey, a former school teacher. Motion by S.Keen, 2nd by T. Mathews.

15. Old Business: none

16. Open meeting Property Owner's Comments:
Member (Bonnie Blackwell) would like to be verified that their proxy vote is received. Proxy votes must be mailed in. We could e-mail a confirmation; Vonda will add e-mail address to the proxy form.
*Joan Nano asked whether TREPO.net is for the members. why people can't get their posts up. Who is on the A group that is up for election. (5) in the (A), (6) in the B. Glen Hunter, Tom Tramel, Sammy Keen, and Mike Davis, plus the vacant seat that is going to be filled Gloria Spivey.

Next meeting: August 13, 2024 at 7:00
Adjourn: 8:05



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: August 20, 2024
1& 2. Call to Order & Invocation Glenn/Wayne
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
-Judy Brim-sick		
Mike Davis		
Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
Gloria Spivey		
Charlee Thompson		

5. *Motion to approve all those absent: Vonda/Charlee, motion passes.*
6. *Approve August Agenda; Charlee/Tom, motion passes.*
7. *Approve July Minutes; Wayne/Charlee, motion passes.*

8. Secretary's Report, Hilda Gilchrist: Requested exact amount for tree service
*President confirmed $3,000, Hilda will remove plus or minus from July meeting notes.

9.Treasurer's Report, Vicki Seller's: July accounts were summarized.
*Book keeper provided comparison between Jan-July 2023 and 2024. Out of the norm expenses recorded for July due to Treasurer going on vacation in August. They include:
*portables we're paid ahead for two months in July.
*Hunter Insurance was paid for our Fire and Casualty Insurance Policy: $1,858.00
*Repairs made to Camping, Hodor and Brennan Parks totaling over $1,500.00
*Mike Smith was paid for $2,500 for rock and grading work on the Columbia side.
*Gate Greeters were paid ahead. Please refer to financial reports to be posted.
Motion to approve Charlee/Vonda, motion passes.

10. President's Report, Terri Hester: one member very upset about boats on the river. Her kids almost got run over by boaters. Boaters are very disrespectful. This was reported to The Ichetucknee Alliance.
*30 years ago boats I would stop for tubers now they don't.
* Keys were ordered this week.

11. Park Managers Report, Bill Brim:
Problems with dogs that are not Service Dogs continue. Chairman noted that the reporting is critical in these circumstances, date, statement of violation, witnesses.
*Our ultimate goal is to get members that are not abiding by our rules to be restricted from using the parks. We can get the protocol established by our Atty's.

*Treasurer brought up the Policy and Proceedures Manual that TREPO created to address park problems a few years back. She suggested the log created could be used in these instances.
*Chairman: It's not about individuals really it's about everyone playing by the same rules.
*Vonda will be posting Thanks to members that have stepped up with donations and labor.
Please refer to separate report by Park Manager.

12. Maintenance Committee: T. Mathews reports on electrical work. Finally got three bids. They were opened at this meeting and record publicly.
1. Hodor's pavilion needs electrical work.
2. S. Building needs electrical service so it can be used for storage.
3. Suwanee side a weatherhead is broken and has to be fixed.

**Three electrical companies quotes were recorded,*

Holly Electric	*$5,286.60*
High Springs Electric total:	*$5,945.00*
Mathew's Electric:	*$6,788.71*

Proposals are not broken out in the same same way, so S. Keen will look at them in detail and make a recommendation @ September meeting.

13. Communications Committee: Vonda Ackerson:

July Membership:	Columbia County:	685
	Suwanee County:	+ 254
		939

14. New Business: Election Candidates: Applications were received by 11:59 August 31st. According to Florida Statute 720 if we have less or equal number of applicants apply for a given position, there is no election on those. The positions start in January 2025.

Alternates:
1. Mike Conley.
2. Lorri Lily
3. Kim Korkar
4. Dusty Trail

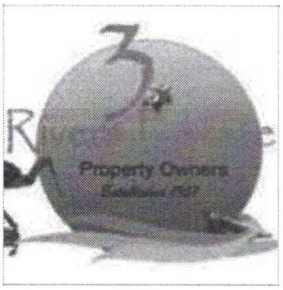
The following three officers ran un-opposed, and so they will continue in these positions:
Secretary: Hilda Gilchrist
Treasurer: Vicky Sellers
Vice President: Mickey Olson

Two applicants applied for **President**, Terri Hester (incumbent); she is opposed byJarred Buttram so voting will be required for those two at our October Members Meeting.
We had six applications for the 5 available **Board Member** positions, and one was retracted. The five applications for the five available positions are:
Glenn Hunter, Tom Tramel, Chris Harris, Terri Boyette, Bonnie Blackwell
We thank Sammy Keen and Mike Davis for their service to the board in the past years!
***Even though we only have to vote for the position of President, voting is encouraged.**
*Members have till September 1st to request Absentee Ballots.
A discussiontook place on whether it's worth spending the money on independent vote tally as was done last year. Motion to approve going forward with independent tally for elections; Sammy/James, motion passes.

15. Old Business: Secretary reported that she was asked by Stacie Greco whether we're ever going to have a committee to address AirBnB's and short term rentals.
*Chairman responded that after the October meeting, we'll have time to form committee assignments.

16. Open meeting Property Owner's: minor discussions only.

Next board meeting: September 10, 2024 at 7:00. Budget meeting 8/5 (Thursday), at 6:00
Adjourn: 8:12



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: September 10, 2024
1& 2. Call to Order & Invocation Glenn/Wayne
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
-Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
Gloria Spivey		
Charlee Thompson		

5. *Motion to approve all those absent: Charlee/Sammy, motion passes.*
6. *Approve September Agenda; Wayne/James, motion passes.*
7. *Approve August Minutes; Vonda/Charlee, motion passes.*

8. Secretary's Report, Hilda Gilchrist: We had a budget planning session on the 5th.

9.Treasurer's Report, Vicky Seller's:

*When she received bill from Pellonis's, she noticed a 30% increase since their bill in July, so she called them and they said they'd had a rate increase. So she called others for comparisons:

Pelloni's:	$ 90.00 per unit per month Plus Tax
Porta Porty Rentals of Bayonnette:	$198.00 Plus tax
Fort white Porta Potty out of High Springs	$180.00 Plus tax

so she called Pelloni's to negotiate and they decided to give us $110.00 credit for the month, since they had us set up to do an extra servicing on the 4 PP's which would have been an extra $240/ month, so Charlie agreed to give us $111.00 credit so instead of the bill being $796.00, it went down to $568. She also requested that the Porta potties only be serviced once a week, especially now that the summer is over in the water is coming up. They said in the summer months if we decide to go back to two services a week, we would have to let them know.

*Then she called Kinetic/Windstream about our bill, which is over $400 a month for the Internet and all the equipment that is at Hodor. She complained and they agreed to give us $30 off a mont for one year, which will amount to $360. Then on the other Kinetic bill for &152. for the boat ramp on the Columbia side they agreed to give us $20 a year reduction for a year which will amount to $240. Then he found there is a charge for a router on the boat ramp and he's removing that completely… not removing the router, just the $11 a month.

Summary: between Pelloni's and Kinetic, we will be saving $2,000 in 2025.

**** Reminder, 3 bids are required for all work that is not emergency need..***

Our CD mature this Saturday, consensus to leaving it in place along with the profits.
Motion to approve August Financial report: Gloria/Sammy, motion passes

10. President's Report, Terri Hester: Food set up for the members meeting October 12
*Election from 10 till 1.
*Start serving food at 12
*Meeting starts at 1
*3 people needed to help put up tents on the 11th at 5:00.
*A request by a member to have background checks made for candidates running for the board. Not this election but future ones. Chairman will discuss with the attorney.

11. Park Managers Report, Bill Brim:
*All parks are open. Please refer to Park Manager's separate report

12. Maintenance Committee: T. Mathews Finally got three bids for electrical work:
1. Hodor's pavilion needs electrical work.
2. S. Building needs electrical service so it can be used for storage.
3. Suwanee side a weatherhead is broken and has to be fixed.

*Three electrical companies quotes were open and recorded,

Holly Electric	$5,536.60
High Springs Electric total:	$5,945.00
Mathew's Electric:	$6,788.71

Proposals are not broken out in the same same way, but **S. Keen and T. Matthews's analyzed them in detail and made a recommendation to go with Holly Electric, with a contingency allowing up to $8,000.00. Any change orders will need to be approved by the board.**
Motion to approve Sammy, 2nd by Tommy, motion passes.

13. Communications Committee: Vonda Ackerson:

September Membership:	Columbia County:	702
	Suwanee County:	+ 255
		957

* Have decided to continue with the Fall Festival (4th year) Sat., October 19th so community can sell their wares. Always refer to TREPÓ.net for more details.
* Begins at 10:00
* Chili cook off for lunch
* Halloween party for the kids, with contest for the adults and the children.

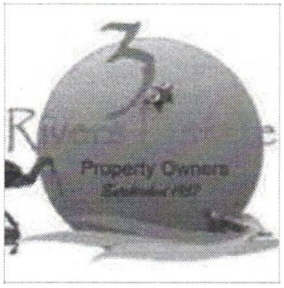
14. New Business: Vicky Sellers
*Annual Budget for 2025 increases were summarized. Proposed 2025 Budget will be posted on line. Dues will be held at $175 for 2025.
Motion to approve Budget and Fees be held at $175.00 by Vonda, 2nd Charlee, motion passes.

15. Old Business: Absentee ballots need to be back by October 7th. For more information go to **TREPO.net**. There will only be two names on the ballot for President.

16. Open meeting Property Owner's: several discussions took place.

Next board meeting: October 8, 2024 at 7:00.

Adjourn: 8:18



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: October 8, 2024

1. Call to Order: Tom Tramel
2. Invocation
3. Pledge of Allegiance
4. Roll Call:

Board Members:	Officers:	Alternates:
-Glenn Hunter, Chairman	Terri Hester, President	
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
-Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
-Gloria Spivey		
Charlee Thompson		

5. *Motion to approve all those absent: Charlee/James, motion passes.*
6. *Approve October Agenda; Charlee/Wayne, motion passes.*
7. *Approve September Minutes; Tommy/Charlee, motion passes.*

8. Secretary's Report, Hilda Gilchrist: nothing to report

9. Treasurer's Report, Vicky Sellers:

Please refer to Secretaries report and approved 2025 Budget posted at TREPO.net
Mowing labor is usually broken down and submitted every 3-4 months.
**Motion to approve Treasurer's report: Charlee/James*
Treasurer requested motion to approve moving all about $1200 from the membership account into our general account.
**Motion to approve: Vonda/James, motion passes*

10. President's Report, Terri Hester: Nothing to report.

11. Park Managers Report, Bill Brim:

*All parks are a mess! Camping and Bridge are closed due to heavy damage from Helena. Brannon is closed due to high water. Professional help is required for cleanup and we have 2 bids and we're waiting for a 3rd.
Boat ramps are hardly usable due to high water and might incur further damage if used.
The Suwanee boat ramp park is closed due to electrical weatherhead being destroyed. A portable toilet has been placed at the park.
The park manager installed AC in the storage building behind Hodor bathrooms.
Some members continue to bring dogs into the parks. There is more broken glass in the parks, especially Boat Ramp and Point Park and there is more drug use in the parks and drug paraphernalia being left.
Please refer to Park Manager's separate report.

12. Maintenance Committee: T. Mathews: Suggests we approach Holly Electric to add to their current contract, get permits, and replace weather head, pipe, meter box.
**Motion to approve up to $1,200 by Vonda 2nd by Wayne, motion carries.*
*Holly Electric is scheduled to begin Monday

13. Communications Committee: Vonda Ackerson:

September Membership:	Columbia County:	705
	Suwanee County:	+ 255

14. New Business: Vice Chairman Tramel asked a motion be read by the Secretary and unanimously approved and by the Board. There are a few scribner's errors (name miss spellings, etc.) that must be initialed and signed by the different members, then signed by the Secretary once **unanimously** approved. This was all done, completed, signed, dated, and submitted to the Chairman to submit to our attorneys.
***Motion by Charlee Thompson to adopt the resolutions dated Tuesday, October 8, 2024 with specified corrections (Scribner's errors), second by James Baker, unanimously approved; motion carries!**

15. Old Business:
*VC Tramel led a discussion as to whether to proceed with Members Meeting with or without the BBQ due to approaching Hurricane Milton. Also discussed was what to do if vote counters from the Supervisor of Elections are not be able to get to our meeting.
Motion was made to nave the election and the BBQ, but have option to make donations towards the food if people were in need.
**Motion by Wayne, 2nd Charlee, motion passes.*

*Discussion was then opened to the general membership present regarding the vote count.
*3 members in good standing volunteered to count the votes with observers (including 2 candidates for President, or their representatives) present.
*Jefferey Long volunteered and said his wife, Laura Long (she has worked with the supervisor of elections in the past) would be able to help as well. Bonnie Blackwell (who will be a board member starting in January), also volunteered.
**Motion was made by James: Plan B to have 3 volunteers count votes. Vonda seconded, motion passes.*

16. Open meeting Property Owner's: several discussions took place.
Next board meeting: November 12, 2024 at 7:00.
Adjourn: 8:05

Read @ Oct 11, 2025
Member meeting

Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: October 12, 2024

1. Call to Order: President Terri Hester called the meeting to order at 1:25.
2. Wayne Sellers led us in prayer.
3. Pledge of allegiance
4. Welcome and introductions by President.

Existing Board Members:	Officers:
-Glenn Hunter, Chairman	Terri Hester, President
Wayne Sellers	Mickey Olson, Vice President
Charlee Thompson	Hilda Gilchrist, Secretary
Vonda Ackerson	Vicki Sellers, Treasurer
Tommy Matthews	
Tom Tramel	
-Sammy Keen	
James Baker	
-Gloria Spivey	
Judy Brim	
Mike Davis	

Need Sept. Minutes
Need Oct 11 Minutes
Need Oct 14 Minutes

New Board Members (January)
Glenn Hunter
Tom Tramely
-Chris Harris
Terrie Boyette
Bonnie Blackwell

New (2025) Alternates:
Mike Connolly
Lorrie Lily
Kim Koycar
Dusty Trail

Secretary, Hilda Gilchrist was asked to read the minutes from 2023v Member's meeting.
She began by asking if anyone who doesn't go to TREPO.net if you have Internet access and she explained how to access the meeting minutes on TREPO.net
We've heard complaints from the members regarding many things including:
Dogs in the parks, AirBnB's,
*Short-term rentals, and people who are not residents of three rivers, using our parks. I believe we'll be creating some committees to address these issues.
*projects accomplished in 2023 were reported at length by Vicki Seller.
*the quorum was verified.

*general business finances and budget presentation by Carole Strickland was provided. in summary we had projected expenditure of $230,000 thousand with shortfall of $137,000 the *bookkeeper noted that it falls 1700 lots paid their dues we would not have to increase our dues this year.
*this year we're not asking for due to be increased, so hopefully he will be sighing relief.
Essentially, most of the meeting occurred with the open property owners '
*explained that the proposed budget was based on the year's expenditures.
*what's going on with lawsuit initiated in 2018 from incident at Camping Park the president noted we are still in ongoing litigation.
*Statute 720 Florida requiring notice of meetings.
*Vonda Ackerso, read from Article 1, we are not a non-profits those are for charities.
*There were many more member comments and If you have comments you'll be able to voice them again this year.
we were able to adjourn without any votes being brought up or taken.h

Motion to approve the minutes by G. Hunter, 2n by C. Thompson; motion passes

Communications Committee: Vonda Ackerson provided membership update: Columbia County: 702
Suwannee County: + 255
Total: 957

Treasurer's Report.
*Copies of the Secretaries report and approved 2025 Budget were distributed.
*Vicki explained a little bit about her job...her job is to gather the invoices from work that's been done, materials that've been brought, or monthly bills. She makes sure that she has the right approval on those invoices that she writes the checks for the monthly records that every month get taken to our book-keeper, Carole Strickland.
*Carole codes according to how Vicki codes it. Each check is recorded according to category it goes into QuickBooks. Then our reports are drawn by Carole through QuickBooks. Periodically Vicki and Carole double check to make sure they're categorizing things correctly.
*It would be real hard for Vicki to embezzle money because Carole looks at the bank statements, all of the banking deposits and all the invoices. She's another set of eyes and checks all Vicki's work, so there's no way embezzlement can take place.
*No checks are written unless she has proper documentation is absolutely required and provided for, recently, Vicki wrote a check as a deposit for work that's going to be done by Holly Electric. She didn't have an invoice yet, but before the contractor gets the rest of his money she will have an invoice. No money leaves the checking account unless she has proper documentation because her name and her reputation is on the line.

Motion to approve Treasurer's report: Charlee/James

Then Vicki read the financial update that was given through September 30th, 2024, which was already approved by The Board and was recorded.
Our Seacoast Members Account which is our working account $75,406.87.
We have a Reserve Savings Account of $50,359. That's where the money came from for the interest bearing Certificate of Deposit (CD) that we got a little over a year ago. We've gained $1,232.67 in interest since we got that! $51,232.67
And then our membership checking account has $32,978.85 and I'll be moving that money over to our Working Fund around the end of the month so it will be ready for us to start paying for next year online so the grand total was $160,121.98

She passed out the budget that was voted and approved by the board and was posted on the website. She explained that when we meet to propose the budget for the coming year, we take last year's budget projection, look at the actual amount being spent, and then project an amount for the the next year. So we go line by line and analyze whether anything can be cut or

whether something has to be added. Any business would use this method to try to gauge how much money they have how much money they think they're going to need to spend, but it's not set in stone.

Glenn Hunter spoke about improvement plans:
1. Clubhouse renovations (non-structural) that will be made in 2025.
2. Boat ramp improvements on both Suwannee and Columbia sides to make them easier to access. Working with engineers and management districts for this, as well as:
3. Exploring how to preserve the banks at Point Park, where we ecently we had an Old Hickory Tree fall that had been there for over 60 years and where we're seeing the banks of the spring eroded and degraded by the boat wakes, anchoring, beaching.

Open the meeting to member comments, questions and requests:

David Gilchrist..Question for the Board:
Answer:
How many active law suits do we have against TREPO? One
What is the name of that law suit?
Crane vs. Three Rivers
We're increasing the legal fees by 50%, from 10 to 15 next year that basically represents 9-10% of the membership dues; that's substantial!
Have we received any judgements against TREPO? No sir

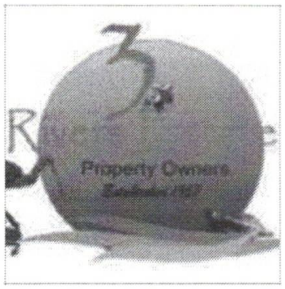
Earl Evans...statement: Is there any way we can get a better solution to our keys; they cost too much!

Laura Dailey: Question:
Answer:
Wondering when members might be able to sign up to use the clubhouse? We'll work on that

*People wanted to know, the results of the voting/Vonda reported it would be about 5 minutes.
*Tim Dockery gave an update on the horrible situation up in Asheville, North Carolina after the hurricane.

*Motion to adjourn made by James Baker it was seconded and meeting adjourned.

Vote results were announced by the Secretary as follows:
Terri Hester 89
Jarrod Buttram 25



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: November 12, 2024

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

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	Terri Hester, President	
Tom Tramel, Vice Chairman	-Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	-Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
Gloria Spivey		
Charlee Thompson		

5. *Motion to approve all those absent: Mike/Vonda, motion passes.*
6. *Approve November Agenda: Charles/Tommy, motion passes.*
7. Vonda summarized October minutes for Chairman who was absent in October. Motion to *Approve October Minutes: Wayne/Charlee, motion passes.*

8. Secretary's Report: Hilda's out of town; nothing to report

9. Treasurer's Report, Vicki Sellers:

Please refer to full Secretaries report at TREPO.net. Noteworthy:
*She hasn't moved anything from membership into checking yet, it will be done this month, leaving approximately $1,200 (min.) in account.
*A $599 deficit for picnic/fish fry is fairly common, since our goal is not to make money on this event.
Some of the unusual expense amounts:
$3,029.00 legal fees
$9,675.00 for 2025 keys.
$8,718. Both sides, park repair and clean up. ($3,512. to Holly Electric for work at Hodor (Columbia County), and Brennan (Suwanee County). And $5,206.00 for park clean up (both counties).
**Motion to approve Treasurer's report: Gloria/Mike motion passes.*

10. President's Report, Terri Hester: Introduced food donation box (to be funded by Busy Bees as a service project) was discussed in detail by Vicki and then by the entire board. Vicki noted that the idea was initiated by her prayer group and brought to Busy Bees. It was agreed to have one box inside fenced Hodor Park, and another at Suwanee Boat Ramp. Vonda noted that someone on the Suwanee side would need to monitor their box, since park is not fenced. Also, proper signage for what it is, what it's for, etc may be needed. The project was approved.

11. Park Managers Report, Bill Brim:

Please refer to Park Manager's separate report. Thanks were given for:
*Great group of people did a fine job clearing Suwanee side up including welding the gate.

*And all the members that have helped clean up parks in general.
*Suwanee County Parks is responsible for keeping the new trail along 27 safe; they have funding for maintenance. They plan to close off the path for vehicles.
*People are tearing the slopes up. FDOT did the highway portion.
*DUKE Energy still has not gotten back to the Chairman regarding the ROW issues.

12. Maintenance Committee: T. Mathews:

Holly Electric Work scheduled
Nov. 26th @ Brennan Park
Dec. 3rd. Rest-rooms at Boat Ramp Park
*A discussion took place regarding swapping the projects so Rest-rooms get done first. Tommy will inquire.
*Also AC in A-Frame is again, not working.

13. Communications Committee: Vonda Ackerson:

November Membership:	Columbia County:	706
	Suwanee County:	+ 256
	Total:	962

*Bill for TREPO 2025 Memb Dues of $175. will be going to same addresses where County Tax Collector bills are delivered and where the most up to date information is available.
*Key Day: January 25th, the last Saturday of January.
*Christmas Extravaganza is December 7th; volunteers needed!
*A big thanks to Bonnie Blackwell, Laura Long and Jeffrey Long for a very professional job of vote count during election for President. We hope Laura and Jeffrey will be back next year for this task and Laura Long can lead the group with her extensive experience. Bonnie will be a board member, so she won't be able to participate in the count.
*We need to purchase a **fast/efficient scanner and a small lap top computer** to view and send documents to scanner. Vonda will shop Black Friday sales.
Motion for the board to approve up to $1,000.for this equipment by T. Tramel; 2nd by Tommy, motion passes.

14. New Business: Chairman appoint committee chairpersons who wil bring up names of those in their committees the first of the year:

*Tommy Mathews: take on the with Maintenance including Suwanee County and Columbia County Boat Ramps (which Chairman has been speaking to both counties). Clubhouse renovation, and A frame to become an office.
*Vicki Sellers to head up the Finance committee.
*Bonnie Blackwell, to head up Code Enforcement and County rules related to VRBO's and rentals and come up with proposed solutions to resolve things we've been talking about.

15. Old Business:

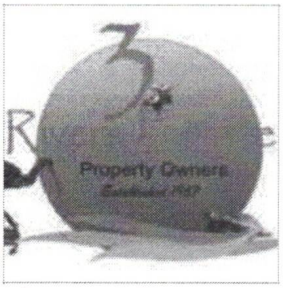
Key Day: is Jan. 25th, 10:00-2:00

16. Open meeting Property Owner's:

*Sheri Smith accused board of not providing enough detail on what was required for Park clean up where her business bid $20,000. Jarrod Buttram also complained and mentioned his friend had bid around $12,000.
NOTE: after receiving high bids, Chairman chose to get the work done for about 1/4 by renting equipment for one week ($2,565.00) and hiring 2 people to do the labor ($2,641.00), for a total of $5,206.00. Those 2 people will file W-9 forms and be provided 1099 by TREPO.
*Jerrod Buttram was upset about electricity being out on Suwanee Park side and threatened Chairman, who noted J. Buttram did not have correct facts and Chairman requested this discussion be shut down or he would call law enforcement if this misinformation continues.
*Vice Chairman motioned to adjourn the meeting; Vonda seconded.

Adjourn: 8:02

Next board meeting: December 10, 2024 at 7:00.



Meeting Minutes: Three River Estates Property Owners, Fort White, FL. 32038
Date: December 10, 2024

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

Board Members:	Officers:	Alternates:
Glenn Hunter, Chairman	-Terri Hester, President	
Tom Tramel, Vice Chairman	Mickey Olson, Vice President	
Vonda Ackerson	Vicki Sellers, Treasurer	
James Baker	Hilda Gilchrist, Secretary	
Judy Brim		
Mike Davis		
-Sammy Keen		
Tommy Matthews	Park Manager	
Wayne Sellers	Bill Brim	
Gloria Spivey		
Charlee Thompson		

5. *Motion to approve all those absent: James/Charles, motion passes.*
6. *Approve December Agenda: Charlee/Tom, motion passes.*
7. Motion to *Approve November Minutes: Wayne/Tom, motion passes.*

8. Secretary's Report: Hilda Gilchrist: nothing to report; corrections to minutes by Vicki and Vonda noted.

9. Treasurer's Report, Vicki Sellers:
Please refer to full Secretaries report at TREPO.net.
*On 11/26, Treasurer transferred $31,771.90 from membership into working fund account.
**Motion to approve Treasurer's report: Vonda/Gloria, motion passes.*

10. President's Report, Vonda for Terri: Quarterly water test at Hodor passed inspection.

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

12. Maintenance Committee: T. Mathews: December 3 the electricians were supposed to do electrical work at Boat Ramp Park, but they were stopped because Suwanee County needs elevation survey/benchmark, since electrical work has to be 1 foot over the hundred year elevation., and they are treating it as a new service. Funding is requested for roughly $1200. We're on a schedule for approximately two weeks.

Motion for the board to approve up to $1,500. for this survey by T. Tramel; 2nd by James, motion passes.

Bill Brim suggests that we also request a Boundary Survey so that when we go repair fences, we are following correct property lines, and Tommy Matthews said he will ask surveyors and report back. A discussion took place to see if we could approve a budget for building. A platform shouldn't be required as we anticipate. Chairman said that he will call a special meeting over the phone to get those approvals.

13. Communications Committee: Vonda Ackerson:

December Membership stayed the same:

Columbia County:	706
Suwanee County:	+ 256
Total:	962

*The Christmas extravaganza was a huge hit 36 kids were provided gifts, did crafts, had snacks, rode hayride, and all seemed to have a great time!

*Key Day: January 25th, the last Saturday of January from 10 to 2. On line portal at **TREPO.Net** allows you to re-new/pay on line. If you're new, you need to bring a copy of your deed and an application that's been filled out a check for $175.

14. Old Business:

*last board meeting for Sammy Keen, Mike Davis & Gloria Spivey. A Big thanks to all of them for their work on the board.

*Key Day: is Jan. 25th, last Saturday of January10:00-2:00

15. New Business:

DBPR (Department of Business and Professional Regulation) Organization Training. The rules have changed for organizations of larger than 2,500 lots so we will be required eight (8) hours of training by June or July. It can be accomplished online. We'll get it scheduled.

16. Open meeting Property Owner's:

*Ted Blackwell was thanked for his part in construction of the "Blessing Boxes". He reported that there are 4' x 4' and are currently being painted by Cathy Rieker.

*Thanks and kind words were given by a member who's grand-children loved the Christmas extravaganza.

*Laura Dailey asked about progress on the A-frame and requested being able to view the space; she was told she would her from Vonda When that is possible.

*Calls regarding tubers accessing Ichetucknee Spring Run through ROW's. This is of great concern, especially since there was a death some 12-15 years ago. Working on a couple of solutions. Standards are being placed in middle of trail so golf carts won't have access; fencing is being extended.

Next board meeting: Tuesday January 14, 2025 at 7:00.

Adjourn: 7:35 Motion by Wayne, 2nd James.