COMMUNITY MEMBER ATTENDANCE

In Person Attendance

Zoom:

Ben Crain

Kim Stempel

Fred Mincey

Sizemore

I. ROLL CALL OF OFFICERS

Officer roll call took place at 9:01

Board members present are as follows:

Michael Vitch (President)

Michael  Marciano (Vice President)

Pat Picco (Treasurer)

Denise Fitzpatrick (Secretary)

Other members present:

Nancy (Sandcastle)

Board members absent are as follows:

none

II. CALL TO ORDER

Michael Vitch @ 9:00

As a reminder, public comments and questions will be taken as we discuss a topic, to keep fresh in all participants minds.

A community member is limited to three (3) minutes for any Agenda Topic.

III. WELCOME

Michael Vitch @ 9:00

Reminder: BBQ at 11am following this meeting at 16611 Willow Point Court

IV. TREASURER’S REPORT:

Pat Picco @ 9:40

Current Financial Report was shared.

Financial Report can be found online for community reference.

All money budgeted will be spent.

Reserve budget (road fund) discussed and will be related to the Agenda item

Current road estimates received $200,000

Q: What fees go into the road fund?

Q: Percentage of dues is not earmarked for road fund?

IV. COMMITTEE REPORTS

A. Architectural Review Committee (ARC)

Don Tate @ 9:50

Lot 33 requests to clear/fill

$1,000

$250 application fee

Proof of Liability

*Motion by Jonah Ketola to approve Lot 33.*

*Motion seconded by Michael Vitch and Pat Picco*

*All in favor. Motion passed @ 9:53*

Q: Who is on the committee?

Q: How does someone get on the committee?

B. Welcome Committee

Mike Vitch @ 9:53

Oliveri (18231 RWD )

Sizemore (18220 RCC)

C. Covenants, Conditions, and Restrictions

Michael Vitch @ 9:55

Revision straw polls have been put on hold, due to low response rates

67% of voters must respond for changes to take place

No further efforts will be made

Picco thanked those that volunteered their efforts

Q: Why do some community members not receive a CCR packet?

R: Lack of title company. Title Company is required by law.

V. OLD BUSINESS

A.Approve Minutes (06/03/23) Board Meeting

Denise Fitzpatrick @ 11:03

*Motion by Michael Vitch to approve minutes*

*Motion seconded Jonah Ketola and Pat Picco*

*All in favor. Motion passed @ 9:07*

B. Management Company

Michael Vitch @ 11:11

Sandcastle has been in place for one (1) month

Welcome Letter with ACH sign-up

Information update sent to all community members via email/postal mail

Board Tasks completed to date (89%)

President/Treasurer need access to funds (needs to be corrected before next board meeting)

Task: Sandcastle needs to provide funds access to the President/Treasurer.

Resident Contact: Luisa Porras @ 239-596-7200 Ext. 212

Email: LuisaP@SandcastleCM.com.

C. CCR Violation Updates

Michael Vitch @ 9:56

Forest Mist (courtesy letter)

1. hurricane damage

2. garbage on front lawn

18111 Riverchase (courtesy letter)

1. garbage cans

16631 Willow Point (First Notice)

1. fence down

2. boat in backyard (visible without fence)

3. broken R/O pipe since December (flooded yard/neighbor’s yard/retention pond)

Q: How often do you make your rounds? Once a month.

D. Transfer Fees/Capital Contributions

Michael Vitch @ 10:00

Fees are not supported

Request of refund must include letter and HUD closing

Q: Does a percentage of our dues go to the road fund?

Q: Can the current board that benefits from this vote, be allowed to vote?

E. Wetland contract to Aquagenix / Littoral contract remains with Cross Creek

Q: Has that always been a cost?

F. Community Signs

Michael Vitch proposed to put up alligator/venomous snake warning signs around the retention ponds

Vendor: Sabal signs

Cost: $1600 (does not include installation)

Q: How were decisions made about placement of community signs?

Q: Why would the community need signage for the owner's private property?

*Motion by Michael Vitch to approve signs.*

*No motion for second.*

*Motion tabled @ 10:30.*

VI. NEW BUSINESS

A. Chapter 712 Review: Preparation for Notice of Preservation

Michael Vitch @ 10:21

*Motion by Michael Vitch for Chapter 712 Review.*

*Motion seconded by Pat Picco and Jonah Ketola.*

*All in favor. Motion passes @ 10:25*

B. Contractor Bonds

Bond refunds to Don Gibson in the amount of $3,025

*Michael Vitch motion to refund Don Gibson bond fees.*

*Motion seconded by Michael Marciano and Jonah Ketola.*

*All in favor. Motion passes @ 10:31*

C. Fee Transfer Refund Procedure

Any transfer fees paid after 07/28/12 will be refunded.

Requires confirmation by way of copy of your HUD-1 Settlement Statement.

Refund check will be issued by Sandcastle.

Monies will come from the Road Fund.

*Marciano motioned to refund transfer fees.*

*Motion seconded by Jonah Ketola and Pat Picco.*

*All in favor. Motion passes @ 10:17.*

D. CCR Compliance Process

Compliance process reviewed.

Community members can find information on community website.

*Michael Vitch motioned to approve CCR Compliance Procedure.*

*Motion seconded by Jonah Ketola and Mike Marciano.*

*All in favor. Motion passes @ 10:35.*

E. Street Lights/Electrical

Lights out on Riverchase Ct / Light pole down on RCC x 10 months

Board would like to pursue the use of a licensed contractor to correct.

*Mike Marciano motioned to approve electrical work.  
Motion seconded by Jonah Ketola and Pat Picco.*

*All in favor. Motion passes @ 10:40.*

F. ARC Chairman

Nominate/Vote on ARC Chairman Don Tate

*Michael Vitch motioned to approve Don Tate.*

*Motion seconded by Jonah Ketola and Pat Picco.*

*All in favor. Motion passes @ 10:43.*

G. Annual Assessments

CCR’s require assessments to be paid in full by 01/01 (annually).

After 01/15 of any given year, interest accrual is 18% annually or 1.5% monthly.

Fees Include:

HOA Assessment

Quantum Fiber (monthly)

Task: Include in Community Newsletter, and mail through USPS.

H. Suspension of Voting Rights

Per FL 720.305 if a community member is 90 days or more in arrears, their voting rights can be suspended.

*Michael Vitch motioned to suspend voting rights.*

*Motion seconded by Jonah Ketola and Mike Marciano*

*All in favor. Motion passes @ 10:44.*

I. Special Assessments Quorum

Special assessments to repair or replace capital improvements on the existing community property requires a quorum of:

13 people in favor (repair/replacements)

J. Quantum Fiber Bulk Contract

Vitch @ 9:33

Community has maxed out the number of contracts available.

All 82 lots must pay Quantum Fiber

Michael Vitch believes the contract is not legal.

Quantum Fiber states they will fix or replace severed lines, but will not retrench them.

County codes don’t need to be met because we are a private community.

Q: Was there a term? 10 years

Q: Will those without the internet have to pay for those in arrears?

K. Gating Community

As a result of the trespassing letter, many responded asking about gating the community.

Gates would need to go behind the islands.

Part of front property would need to be fenced in.

No estimates as of today.

Future estimates will be requested.

Will require 51% of all lot owners to vote in favor of.

L. Meeting Decorum

Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting.

Mike Marciano motioned to approve meeting decorum.

Motion was seconded by Jonah Ketola and Pat Picco.

All in favor. Motion passes @ 9:03.

VII. Public Comments/Questions

Q: Calendar of events for the year?

A: We will try to create potential dates.

VIII. Adjournment

Michael Vitch adjourned meeting @ 11:55

VI. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on August 10, 2023.

Denise Fitzpatrick, Secretary

07/14/23