



Minutes of Board of Directors Meeting **on June 13, 2018** **at Fruitville Library**

6:03 Call to order, attendance & establishment of quorum.

Gary Walsh, Diane Treharne, Rita Bennett, and David Johnson were in attendance. A quorum was established.

Minutes of the March 14, 2018 meeting were read. Diane moved that they be accepted as read, Gary seconded the motion, and after a vote, the motion carried.

President's Comments:

An alligator has been spotted in the pond. Please warn your neighbors to keep an eye out. The one that's been spotted is about 3' - 3.5', which means there may be a mama around.

Anyone who needs their mailbox painted, we have the paint. We have a bunch of people who have replaced their mailboxes / posts.

Financial Report

Right now, just over \$31,000 in the operating account. We are on budget for the year. Just a bit behind on the plantings, but Sharon is working on that. All the receivables are in. We have about 6 or 7 lots that pay 50% and 50%, they're all grandfathered.

\$51K in reserves and fully funded.

David moved that the financial report be accepted, Rita seconded. A vote was held and the motion carried.

Committee Reports

The Modifications Committee had nothing to report.

The Violations Committee reported that a couple of lawns are not being mowed. The sidewalk near one of the rental homes might need to be cleaned after some children played there.

Old Business:

Docs: Dan Lobeck still hasn't done anything with these

Fresh Start: There are several fewer people on the board now. The presentations were made on April 25th. Meetings have been held individually with the County Commissioners. Additionally, Jonathan Lewis, the County Administrator.

Two parcels: Parcel 1 (closest to the Celery Fields) and Parcel 2 (Gabbert's proposed land). The Commissioners were disappointed that the "eco lodge" wasn't presented. Doing some first-hand market research, it was discovered that birders wouldn't stay there because they aren't inclined to spend money for accommodations. Parcel 2: the YMCA is going to present at the July 14, 2018 County Commissioners hearing. It turns out the Audubon Society has leased their land at the Celery Fields at a very low rate. The YMCA plan includes a large parking lot. The proposal is for a long-term lease, which is how the YMCA runs all their operations in the area, on land owned by the County. They YMCA also wants to use a portion of parcel 1.

The Audubon Society is working on a plan to use for 1/3 of Parcel 1, the approximately 4 acres nearest the Celery Fields.

Mr. Gabbert is having difficulties with his permitting for the waste transfer facility he had previously gotten approved. It's possible the County may be throwing up roadblocks because of the noise that we made last year. The value of the County-owned parcels nearby may be negatively affected by Gabbert's waste transfer facility if he proceeds.

The concern raised at our previous meeting on March 14, 2018, regarding lot 43, owned by LaNae Duchesneau, was discussed. The engineer that came out and met with Gary said that the problem was not caused by erosion from the pond. He made recommendations directly to LaNae which included installing a french drain, which she stated she has done.

Gary related that the engineer also indicated that the "geo tubes" wouldn't be effective in much of the area.

New Business

The south side of the lake near Gary's house is suffering. The plants and trees are dying. The lawn maintenance crew has not been mowing over there for several years. Gary and one of the homeowners present tonight made plans to go check it out.

The hedges near the entrance (on Lot 1 and across the street) need some attention.

Next meeting will be Wednesday, September 26, 2018 at 6:00PM.

The meeting was adjourned at 7:15 PM.