

SPRING RUN OWNERS ASSOCIATION

Annual Meeting Minutes

January 13, 2024

- **Call to Order** – 10:08 am
- **Members Present:** Randal Geiger, Robin Romaine, Scott Kremser, Janelle Sozanski, Eric Clanton, Tony Giardina, Eric Nagid, Tory Webb, Shelley Young, and Jack McCarthy.

- **Agenda Approval**

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| <u>Motion By:</u> Janelle Sozanski | <u>Seconded By:</u> Randal Geiger |
| <u>Moved To:</u> Approve as written. | <u>Upon Vote:</u> Passed |

- **2024-2026 Board Election Results** – Eric Nagid and Tony Giardina independently reviewed and tallied election ballots.
 - The 2024-2026 Board members are: Randall Geiger, Scott Kremser, Robin Romaine, Janelle Sozanski, and Tony Giardina.
- **Installation of Officers**
 - The new Board appointed Dale Young as President, Eric Clanton as Vice President, Tony Giardina as Treasurer, and Eric Nagid as Secretary.
- **Approval of Minutes from:** October 21, 2023

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| <u>Motion By:</u> Scott Kremser | <u>Seconded By:</u> Randal Geiger |
| <u>Moved To:</u> Approve as written. | <u>Upon Vote:</u> Passed |

- **Treasurer's Report**
 - The Financial Report was prepared by the Treasurer and presented to the Board for review and filing, which entailed a detailed accounting of income and expenses over the course of 7 years, along with a summary of the 2023 year. Total available assets were \$5,114.07 at the time of the report.
- **Old Business**
 - *Road/Lawn Maintenance* –
 - i. Reuven Refaelov got a quote from Flemming Jr. to mow for \$250/cut with a zero-turn mower. The Board will look into it.
 - ii. There's a need to clean-out the culvert and swale at the Clark and Keys properties since water can't pass under the driveway and the ditch doesn't hold water before passing over the road. The Board agreed to meet on January 20th to make improvements as needed.
 - *Lien Update* – Graboski and Dant have liens filed with the county. Notices of intent to record a claim of lien were sent to Clark, Dryden, and Strawder in October 2023, so liens will be pursued for them.

- *Enforcement of PCRs* – Living in travel trailers violates Provision 5 [*Travel Trailers*], which states that no travel trailer shall be used as a permanent dwelling. There was discussion about the fact that our PCR's aren't clear enough to pursue enforcement, and that the county codes are more strict on the matter [Chapter 66 - MANUFACTURED HOMES AND TRAILERS]. The Board recommended reaching-out to Columbia County Code Enforcement Department to report violations.
- **Board or Citizen Comments** – None.
- **Next Meeting** – April 13, 2023, Fort White Library
- **Adjournment**
There being no further business, the meeting adjourned at 12:00 pm.

Eric Nagid, SROA Secretary