

SPRING RUN OWNERS ASSOCIATION

Board Meeting Minutes

October 19, 2024

Board Members/Officers Present	Board Members/Officers Absent
Randal Geiger (B)	
Scott Kremser (B)	
Janelle Marlowe (B)	
Robin Romaine (B)	
Tony Giardina (B/T)	
Dale Young (P)	
	Eric Clanton (VP)
Eric Nagid (S)	

- **Call to Order** – 10:06 am

- **Agenda Approval**

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

- **Approval of Minutes from:** August 3, 2024

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

- **Treasurer's Report – Tony Giardina**

- The Financial Report was prepared by the Treasurer and presented to the Board for review and filing, which included a year-to-date financial overview, quarterly transaction flow report, 2024 expense report, 2024 forecast report, and a past dues report. Total assets were \$11,115.14 at the time of the report. Forty-eight members have paid dues, 5 are still outstanding (Dant, Law, Grabowski, Johnson, and Sozanski). Dant owes \$1,036, and he has arranged a payment plan with Tony. Dale reached out to Law and said they're going through financial hardships.

- **Old Business**

- *Road/Lawn Maintenance* –
 - i. The road is holding up for now. Geiger will fill-in potholes at the paved entrance and dig out the swale at the Clark and Shugart properties to increase water retention.
 - ii. Fallen tree at the front of the neighborhood from the hurricane – we will deal with it ourselves and push it into the property where it came from.
 - iii. Mowings – Do one more cut this year.

- *Lien Update* – Active liens include Dant and Grabowski. We will wait until next meeting to determine if liens will be pursued for Johnson, Law, and Sozanski.
- *Settlement of Bullard/Morgan property* – Eric Nagid will scan and save the documents for filing.
- Enforcement of PCRs – Dalmatians at the Kane residence. A letter was sent to the Kane residence on August 11, 2024 to advise them of the of the Protective Covenants being violated with a demand for corrective action within 21 days. They did not respond to letter. This was tabled until Eric Clanton could be present to discuss next steps.
- Suggested edits to governing documents:
 - i. Error in provision 2 (Size of dwelling and mobile homes) of Restrictions and Protective Covenants. Scott will reach out to the attorney, Joel Foreman, to seek his council and determine if the documents need to be amended.
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- **New Business**
 - i. Scott will reach out to asphalt companies to obtain quotes for paving another section of road at the front entrance of the neighborhood.
 - ii. Security light at front entrance - Some residents reached out to Dale about the possibility of getting a light installed at the front entrance since it's dark now when kids are waiting for the bus. Dale looked into it reported to the Board through email that an outdoor light could be installed by Clay Electric for a \$60 installation fee, plus \$10/month. This would need to be charged to an existing metered account and Dale volunteered his account assuming he would be reimbursed. A motion was made by Scott on 11/13/2024 and seconded by Tony to pursue installing a security light at the front entrance, and the motion passed upon vote.
- **Board or Citizen Comments** – None.
- **Next Meeting** – January 25, 2025, Fort White Library
- **Adjournment**
There being no further business, the meeting adjourned at 11:10 am.

Eric Nagid, SROA Secretary