

BFCA Board of Directors Meeting Agenda
Home of Tracie Priest
1747 Brookside Blvd.
6:30 P.M., Tuesday, January 30, 2024

Board Members Tracie Priest, Betsy Voorhies, Fred Willes

Call to Order

The meeting was called to order by Tracie Priest at 6:39 P.M.

In attendance at the meeting were Tracie Priest, Betsy Voorhies, Fred Willes, Karen Willes, Mario Lopez, Midori Okasako, Mark Okasako, Mike McCrea, Mary Brand, and Guidre Mazelyte.

Old Business

Minutes of the January 23 Annual Meeting were unanimously approved via email.

New Business

The required meeting was to elect Association officers for the year. The President is Fred Willes. The Vice President is Betsy Voorhies. The Treasurer is Mary Brand. All were elected unanimously.

Two committee Chairpersons were appointed by unanimous vote. The Grounds Chair is Kiki Litchford. The Pond Chair is Midori Okasako. There are several people on the Architectural Control Committee (ACC). We will contact them and ask them to choose who will be their Chair.

Some interest has been voiced by Llona Geiger at the Annual Meeting, and others, to have a Welcoming Committee. The problem is that the Board has no certain way of knowing when there are new residents, especially when they are renters. We will discuss this with the person who thought they might want to chair the committee.

It was suggested that we create, again, a Neighborhood Crime Watch. While the benefits of watching out for each other and building a sense of community are apparent, it is very difficult to organize and keep going. The Board cannot provide email and phone contacts for residents. The burden of creating that for Crime Watch can be overwhelming. Without that information there

is no path forward. If people are interested, please contact the Board.

The Board has been active, trying to address immediate issues. We have arranged with a handyman to replace broken boards on the boardwalk. That person will fill the hole in the pond path on the eastside of the large lobe. The handyman will make repairs to the island in the divided entrance.

We have met with a contractor to discuss possible pond path improvements. He recommended beginning with the City of Tallahassee Engineers to see what we could get a permit to do. He roughly estimated that putting in a drainage system to reduce erosion from the large bridge around to the observation deck could be done by creating a ditch in the pond path, placing a liner in it, filling it with gravel, and then covering it with soil taken from the pond. The gravel would be aimed to help channel runoff into the pond. A rough estimate was that it would be at least in the low \$30 thousands. That will not be a high priority for funding. He discussed a way to recreate the pond path west of the big bridge, where the path has eroded into the pond, blocking path use. By placing large four-sided cement culvert pieces in the water, we could reduce the volume of water being displaced. The issue is that whatever volume is displaced must be replaced elsewhere by dredging to make the pond deeper or cutting the bank back somewhere. The estimate the Board had from November of 2022, from Esposito's was for \$12,188.40 to place large wire mesh bags of rocks into the water and covering it with soil and gravel. That would be a lot of volume displaced and the wire mesh will corrode over time meaning that the work has to be done again. Esposito's said the 2022 cost would "no longer be in the ballpark" for such a project due to increased labor and materials costs. While frustrating, no work is planned due to the prohibitive cost involved. To do these items would increase the annual assessment by at least \$600/lot. That would be on top of the current assessment for operating funds.

Fred Willes proposed placing liens on homeowners at the current year assessment, \$400 in 2024. Mike McCrea said he thought the statutory base for HOAs is \$1000. No action was taken, pending finding out what the legal requirement is, if there is any.

Midori Okasako asked that the Grounds Committee, or nearby residents, help reduce the quantity of leaves that fall into the pond from the observation deck by raking, sweeping, blowing the leaves off the deck onto dry ground. This will be brought up

again toward fall as a simple helpful way to reduce nutrients in the pond. She asked if she could use an uninsured worker. We said no due to the liability issues.

The Board voted unanimously to accept the \$1500 estimate for a tree to be removed on the fringe of our property. Stan Rosenthal reported that the tree posed immediate danger to a condo at the adjoining Sunburst Place.

After discussing the cost of renting a facility that is handicap accessible, to be ADA compliant, for the next meeting, we will try to schedule Jack McLean Park. If that date won't work there, we will rent a meeting room at Hilaman Park.

Concerns or Questions by Association members

Fred Willes asked if there were any comments or concerns not addressed, including the recent email from Frank Roycraft. Mike McCrea said he wanted to know why two people put their names in at the meeting when they could have been nominated in December like the other two candidates. He pointed out that under our By-Laws it was allowed. He said it looked sneaky. Fred Willes agreed that it did seem sneaky and added that about 10 people had replied to the Board through the website with the same comments. Fred's issue is the failure to act under our By-Laws in the 2023 Annual Meeting and aftermath. Due to that, Tracie Priest was told that she had to step down this year. That is not correct. Fred only decided to force a real vote when a quorum was announced for this meeting. The issue of floor nominations may be worth removing from the By-Laws.

Meeting Adjourned

The meeting was adjourned at 7:52 P.M.

The next scheduled meeting of the Board of Directors will be at 6:30 P.M. on February 27, 2024, at Jack McLean Community Center at 700 Paul Russell Road.

Reminder

Workday is coming February 17, from 10:00 A.M to Noon.