

**BFCA Board of Directors Agenda  
Jack McLean Community Center  
700 Paul Russell Road  
Tuesday, September 24, 2024  
6:30 P.M.**

**Call to Order and Welcome**

Board Members Present — Karen Willes, President, Betsy Voorhies, Vice President, & Tracie Priest, Director

Residents and Guests Present

Introduction of BFCA property manager Kayla McKee, Executive Management Services

**Old Business**

The minutes of the BFCA Board Meeting on Tuesday, August 27, 2024 were approved by Karen & Tracie by text on August 31, 2024 and sent to the webmaster for publication on the BFCA website – [www.blairstoneforesthoa.com](http://www.blairstoneforesthoa.com) .

**Tree Removals**

There is a AAA Trees proposal to remove common land hangers and trees that have been identified on several properties which pose a threat to some homes. The \$4,500 proposal, depending on what is needed at each property, includes tree removal, tree topping, and hanger removals at eight properties. Patti O'Hay asked about the front entrance trees that overhang the road and they will be assessed in the future.

A 10MPH sign has been purchased for the curve on Silverwood Drive to remind residents to slow down as they drive through the neighborhood. It was placed on the mailbox post at 1714 Silverwood Drive.

In addition, please observe all STOP signs at the intersections.

**Budget Discussion**

The Board has been planning for the 2025 Budget. Much thought has been going into how to recover from the May 10 tornadoes in addition to deciding how to move forward with much-needed projects. Mary Brand, the BFCA Treasurer, led the budget planning discussion. The meeting attendees were provided a beginning worksheet that was

prepared by Mary Brand and Karen Willes which addressed the main issue of fixed costs. Depending on the amount of money the association returns to reserves that were spent on tornado damage, the 2025 approximate annual assessment will be \$550 per lot owner. That assessment amount only pays for the association expenses. It does not repair or replace any of the boardwalk areas that have already fallen into disrepair and were further damaged by the tornadoes on May 10, 2024.

Open discussion followed and there was a suggestion for a special assessment that will include a pooled reserve fund to raise and hold the money needed. The question is how much ought to be raised to restore the damaged and neglected wood structures.

Mike McCrea asked if a special assessment could be paid in parts. However, it was noted that no work can be done unless the money is there. It would only serve to prolong the project which would result in additional costs of materials in addition to accounting for the cost of inflation.

Fred Willes commented that the chance to get it done now is the best chance there ever will be. To let the money accrue in pieces will never get the work done.

Ben Clark said he thought it would be possible to secure a loan to cover the needed replacements and repairs. After the meeting he agreed that the association's appetite for a loan might not be there and that a loan would mean the association incurring interest cost. He stated the members of the association, however, would get the benefit of having lower overall annual dues than if they would have incurred the full special assessment on the front end.

## Revitalization

The Revitalization project will be an important project for 2025. It will be expensive but is necessary. When it is complete, the association will be certified with the State of Florida for 30 more years.

## **New Business**

Nominating Committee Selection – Tracie Priest, Chair

Neighborhood Condition Discussion

Budget Discussion

## **Treasurer's Report – Mary Brand**

**ACC Committee Report – Karin Brewster**

**Lake Report – Midori Okasako**

**Concerns or Questions by Association Members**

**Meeting Adjourned**

**The next scheduled meeting of the Board of Directors will be at 6:30 P.M. on Tuesday, October 29, 2024, at Jack McLean Community Center at 700 Paul Russell Road.**