

**BFCA Board of Directors Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, November 26, 2024
6:30 P.M.**

Call to Order and Welcome

Members and Guests Present

Property Manager -- Contact Information

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Old Business (Agenda change for voting)

Overdue Accounts Vote – The vote to turn over the overdue accounts to Anderson, Givens, & Fredericks, the attorneys that EMS uses for collections after NOLA letters have been sent without receiving a response from the owner was unanimous.

2025 Budget Vote with Annual Assessment – The vote to set the 2025 Budget at \$72,050 with an annual assessment of \$550/lot was unanimous.

Nancy Wood and John Fleck announced that they are donating \$5,000 for the Revitalization Project. Their donation will be included as “other income” in BFCA tax reporting.

Brian Goff asked the question which, perhaps, other residents had, too. That is “What is revitalization?” It was explained that every 30 years the HOA covenants must be renewed with a consent form signed and returned by a majority of parcel owners. The documents are reviewed for completeness and filed with the State of Florida and the county Clerk of the Court. It involves printing and mailing costs for a document packet, attorney fees, and filing fee that includes the entire document plus a fee for each parcel owner listed with the property appraiser.

The minutes of the BFCA Board Meeting on Tuesday, October 29, 2024 were unanimously approved on October 31, 2024 and sent to the webmaster for publication on the BFCA website – www.blairstoneforesthwa.com .

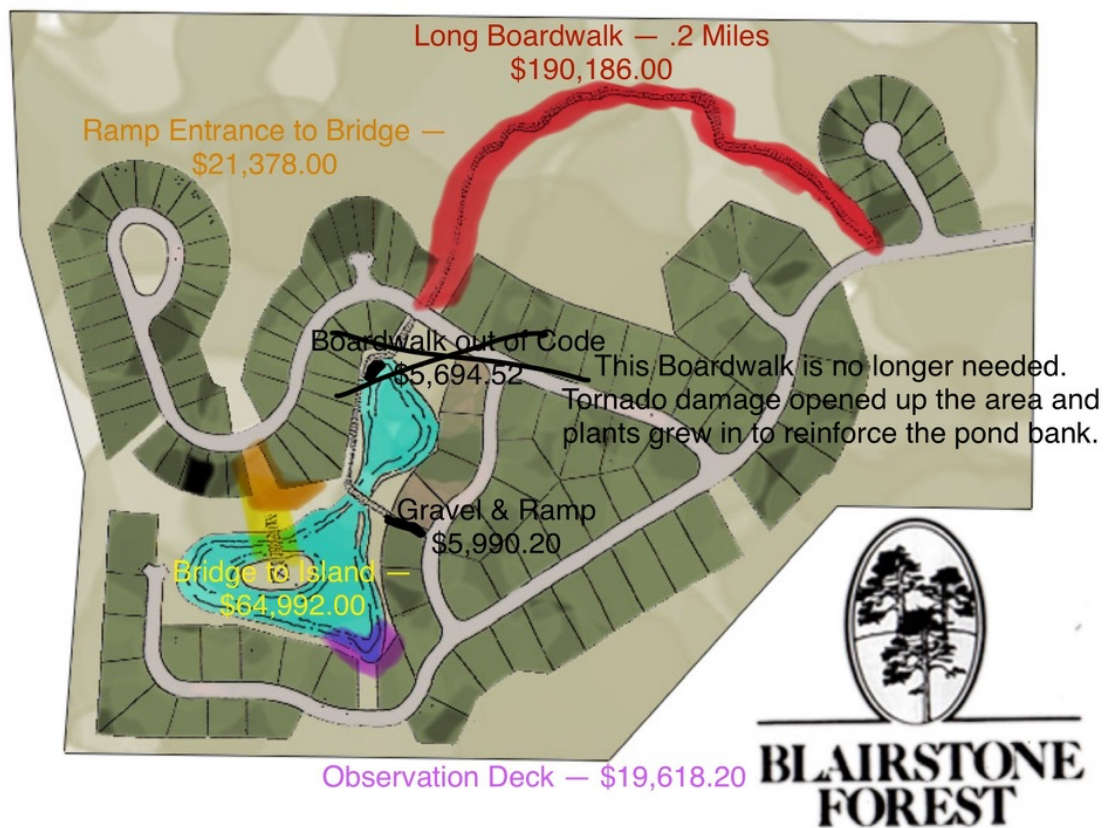
East Orange Avenue fence maintenance responsibility – The City of Tallahassee has gotten a list of materials together for fence repair. With the Orange Avenue extension, it was decided that

Leon County is responsible for the road and the City of Tallahassee is responsible for maintaining the shoulders.

Emergency Tree Removal of large Water Oak that threatened the gazebo. Cost -- \$3,000

Nominations Committee Instructions – A letter with instructions for those interested in board membership was distributed via email on October 16 to the 120 addresses on the group email list and it was also posted to two separate pages on the BFCA website – www.blairstoneforesthwa.com

Special Assessment Discussion – The boardwalk areas being discussed for replacement by Spartan Exteriors will be identified on a map with photos. Photos of each of the boardwalk areas were presented in the meeting's PowerPoint presentation. The boardwalk built out of code is no longer needed.



Resident comments in this meeting on October 29 were:

It is our duty to maintain our infrastructure.

It is unwise to make repairs that are likely to be damaged in the future.

Future owners could be forced to pay for damage done now.

Make repairs to preserve our home values.

Borrow the money to pay for the \$2700 full assessment.

Fix everything except the long boardwalk.

Keep to the basics. Do not have a special assessment. People have personal home problems to spend money on.

Consider doing something "in the middle" to do the other projects but not the long boardwalk.

Tracie reminded everyone, documented by the property appraiser, that our property values continue to increase.

After considerable discussion, residents were encouraged to express their opinions in writing to info@blairstoneforeshoa.com which automatically forwards to each Board member. To date, very few people have made comments to the Board. If a Special Assessment is going to be discussed with a vote, the residents will be sent a letter to announce the meeting two weeks before the meeting so all property owners will be informed of the meeting.

New Business

MetroNet installation completion

Orange Avenue repair situation

Board seat interest

Revitalization

Special Assessment Discussion including bids received

Treasurer's Report – Mary Brand

ACC Committee Report – Karin Brewster

Lake Report – Midori Okasako

Concerns or Questions by Association Members

Meeting Adjourned

There is no meeting in December. The Annual Meeting is January 28, 2025 at Jack McLean Community Center, 700 Paul Russell Road. The meeting will begin at 7:30 PM as required by the BFCA By-Laws (Article III. Section 1.)