

**BFCA Board of Directors Minutes
Jack McLean Community Center
700 Paul Russell Road
Tuesday, May 27, 2025
6:30 P.M.**

Call to Order and Welcome – The meeting was called to order at 6:30 P.M.

Members and Guests Present

Karen Willes, President; Nancy Wood, Director

Tim Bottcher, Karin Brewster, Tatum Carr, Lynda Davis, John Dowler, Llona Geiger, Susan Law, Mario Lopez, Venus Mikanagu, Mark Okasako, Johnny Richardson, Frank Roycraft, Virginia Sasser, Michelle Torres, Roly Torres, Cindy Vallely, and Fred Willes

Property Manager -- Contact Information

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Old Business

The minutes of the BFCA Board Meeting on Tuesday, April 29, 2025 were approved by email on Wednesday, May 7, 2025 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthwa.com .

Roly Torres was voted in to assist with pond maintenance during the Pond Report.

Split Rail Fence project update

Nancy Wood identified the locations of scheduled work:

1700 Silverwood (replace)

1694 Silverwood (replace)

1725 Brookside (repair)

1743 Nestlewood (reinstall)

Long boardwalk entrance on Brookside (install)

Long boardwalk entrance on Silverwood (extend to close off)

Nancy Wood moved to reallocate \$1,546.32 to pay for the balance needed to complete the Split Rail Fences Project. Motion passed -- Unanimous.

Ditch Clearing project update

- Project undertaken to improve drainage through creek and mitigate potential flooding; enable inspection of long boardwalk
- Work performed March 17-April 7th for \$8,600
- Cleared fallen tree debris along creek path of north parcel (600')
- Cleared tree debris from long boardwalk (1100')
- Cleared debris along creek path of south parcel (1300')

Bridge/Boardwalks presentation by Joe Webster, Spartan Exteriors

Proposal for replacement -- COST -- \$149,045.72

Observation Deck

Bridge to Island with Boardwalks built to code

Additional extension off Bridge on north side to connect to pond path

The Long Boardwalk demo because of liability is not included. It is priced separately.

New Business

Hurricane Preparation Information is provided by the City of Tallahassee in their Plan for Readiness and Emergency Preparedness -- PREP

<https://www.talgov.com/neighborhoodservices/prep>

Association Loan information and vote

With extended discussion after the loan option was explained, the vote to apply for the loan was tabled until later in the meeting.

In preparing to provide the loan options, Karen Willes contacted 4 banks – Cadence, Truist, SouthState, First Citizens

There was no return call from Cadence or Truist.

SouthState loan interest higher and more required paperwork than First Citizens
However, First Citizens Bank specializes in Association Loans and was very helpful.

BFCA would qualify for these amounts based on annual assessments.

\$700 annual assessment -- \$126,579.00

\$750 annual assessment -- \$135,629.00

\$800 annual assessment -- \$144,662.00

These amounts are for a 7-year loan of 84 payments at 6.15%. It is still not enough money to fund the Spartan proposal of \$149,045.72. However, the overage needed could be funded with present reserves.

Long Boardwalk removal vote

The quotes for the long boardwalk were:

Replace (no salvage) for \$190,196.

Rebuild (new decking, salvage framing) for \$88,000.

Remove and haul off for \$13,500.

A motion was made to accept the Greg Taylor proposal to remove and haul away the long boardwalk for \$13,500. The motion was seconded and after some discussion, the vote was 2-0 to approve the removal.

Pond Infrastructure Project discussion

Without securing an association loan, demo is the only option to remove BFCA liability.

The question becomes how much will be removed?

(Small bridge and short boardwalk beside 1721 Silverwood to remain)

There is a \$16,500 proposal from Greg Taylor for removal of:

Bridge, Gazebo, Walkways to the Bridge, & Observation Deck

(If the bridge is gone, the gazebo must be removed as there is no other way to remove trees from it if/when they fall. This already happened on October 17, 2024 at a cost of \$3,000 for removal by having the debris walked across the bridge.)

There was considerable discussion about how to proceed with the pond infrastructure. Basically, the options are either to replace it or remove it. There is no middle ground.

Pond Infrastructure removal vote

There was a motion to accept the Greg Taylor proposal of \$16,500 to remove the pond infrastructure. It received a second but with the discussion that ensued, that motion was tabled so that the motion for the association loan could be revisited.

Spartan Exteriors proposal(s):

1. Spartan complete removal per the same as Greg Taylor proposal -- \$21,786.00
2. Spartan Rebuild of Observation Deck (if already removed by Taylor) -- \$16,383.20
3. Spartan Removal and Rebuild of Observation Deck – \$19,174.20
4. Spartan Removal and Build of Boardwalk Walkway instead of Observation Deck – No information had been provided yet for the cost of a boardwalk walkway instead of rebuilding the observation deck.

Returning to the original motion to apply for an association loan to replace the pond infrastructure, the motion now passed 2-0. The First Citizens loan officer will be contacted to go forward with the application. However, no action will be taken until the next board meeting on June 24. If BFCA could be accepted for the loan, a decision for the future of the pond restoration will be made on June 24. Either it will be to move forward to secure the 7-year loan and replace the pond infrastructure with Spartan Exteriors or remove all of it – the bridge, boardwalk to the bridge, gazebo, and observation deck. Again, there is no middle ground.

Split Rail Fence update

Kiwi Construction has been contracted to complete the Split Rail Fence project. The rails have been ordered work is anticipated to begin within the next 3 weeks.

To install/repair 6 fences, 200' total:

1700 Silverwood (*replace*)

1694 Silverwood (*replace*)

1724/1730 Silverwood

(close off boardwalk entrance)

Brookside (45 yards west of Nestlewood)

(close off boardwalk entrance)

1743 Nestlewood (*repair/replace*)

1725 Brookside (*repair*)

Treasurer's Report – Nancy Wood

Blairstone Forest Community Association, Inc.	
Balance Sheet	
As of April 30, 2025	
Cash Basis	
	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
BoA Checking	29,080.10
BoA Emergency	20,118.23
BoA Infrastructure	9,376.95
BoA Prepay	34,617.02
Total Checking/Savings	93,192.30
Accounts Receivable	
Accounts Receivable	532.62
Total Accounts Receivable	532.62
Total Current Assets	93,724.92
TOTAL ASSETS	93,724.92
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	84,116.72
Retained Earnings	-37,084.22
Net Income	46,692.42
Total Equity	93,724.92
TOTAL LIABILITIES & EQUITY	93,724.92

Current BFCA Balances at Bank of America – May 27, 2025

Operating Account – Checking	\$42,054.18
PrePay Account – Checking	\$ 187.29
Emergency Savings Account	\$30,118.23
Infrastructure Savings Account	\$19,376.95
Total Funds at Bank of America	\$91,736.65

Architectural Control Committee Report – Patti O’Hay

There have been no requests by homeowners to the ACC for repairs or improvements during May.

The ACC is preparing to send notices to homeowners who are in violation of our covenants.

In other business, Patti O’Hay resigned as ACC Chair effective immediately. At the meeting Michelle Torres volunteered to chair the ACC and was voted in 2-0 with cheers and gratitude.

Pond Report – Mark Okasako

Blairstone Forest Pond Report: MAY 2025 (Mark & midori Okasako, Roly Torres, Mike Studer)

MAY

- * Continued scooping floating/ submerged algae and small branches in small lobe
- * Spot algaecide treatment in small and large lobes (first week of May)
- * Applied beneficial bacteria treatments in small and large lobes (mid- and late May)
- * Partially pruned overgrown shrubs (1701 Silverwood pondside)
- * Trimmed small lobe pathways

Projection into June (and into summer and early fall)

- * To begin ‘new’ beneficial bacteria treatments

- * *To continue scooping submerged algae in small and large lobes*
- * *To request for mosquito fish from Leon County*
- * *To thin out over-competing, non-native/ yellow irises (by removal of rhizomes), to reintroduce native Blue Flag irises*
 - *Also, thinning out current yellow iris masses would allow more area for visiting wading birds (e.g. Great Blue Herons, Great Egrets & Snowy Egrets) to have access to shallow waters of our pond*
- * ***Inquiry: To prune overgrown shrubs along pond, to restore unobscured view of pond along pathways***

~~~ FYI . . .

- * ***Waterfowl nesting season is over our pond area***
- * *Not a single gosling this spring; primarily due to habitat change... resulted in increased disturbances/ abandonment of nests with eggs (caused by other wildlife...and humans)*
- * ***GREEN ACRES has been contracted to professionally manage vegetative growths on our pond pathways; therefore, it is no longer necessary for pondside residents to mow pond pathways by their properties.***

~~~ PLEASE . . .

. . . DO NOT DISPOSE OF *leaves, tree debris, mowed grass/weed clipping, plastic bags (e.g. with dog poop), beverage bottles/cans/cups, food, cigarettes, etc. into our pond*

. . . BE CARING, BE KIND to our wildlife *that depend on our neighborhood's natural environment, particularly the pond area. Our forest/pond environment is also their habitat (home).*

THANK YOU for your cooperation

Concerns or Questions by Association Members

There were no additional comments or questions in addition to what had already been discussed earlier in the meeting.

The next scheduled meeting of the BFCA Board of Directors is planned for 6:30 P.M. on Tuesday, June 24, 2025, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned – The meeting was adjourned at 8:08 P.M.