

TARPINE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING MINUTES: SATURDAY, March 23, 2024

Quorum established: Needed 30%/100.5 members in good standing, we had 33 members plus 17 Proxies making a total count of 50 = 49.7%% (Sign in sheet filed)

Call to Order @ 10:00am by President, Ted Recker. In attendance were Carol Odell, V. Pres., Steve Fults, Treas., Dinah Rhodeback, Secretary

Introductions Made and new residents were acknowledged by President.

Reading and Approval of Minutes

Minutes for meetings held on April 1, 2023, sent by Dinah Rhodeback to all members via email.

Motion made to accept Minutes by Richard Shepard and Seconded. All Approved.

Report of Treasurer

Report presented by Steve Fults and copies made available.

Statement Balance as listed: Total	\$79,132.73
Checking Account (2/29/24)	17,656.97
Road Fund (12/31/23)	53,403.25 (Dues added \$7,599.91)
Savings Account (12/31/2023)	8,072.51

Projected budget \$20,837 actual expenses \$17,982.73, so came in under budget. We incurred expenses for maintenance on the roads, which included Road base and repair of potholes in Phase II. Repair of gate on Beechcraft was needed, due to individual driving car through gate. Cost incurred totaled \$4,350, which court restitution was demanded, and the first payment was made in the amount of \$240.38 and received on 3/22/2024. No attorney fees were incurred the past year. A proposed budget is submitted in the amount of \$22,137, Road Fund \$7,400, totaling \$29,537.

New mailbox cluster expense expected, due to running out of space and we have budgeted \$2,700 for purchase. It was mentioned that residents can get keys from Ace (NA14) for duplicate keys if needed. There was an increase in mowing service of \$1,000. No charitable contributions were made, so if anyone has any ideas, please present them to Board members. One resident asked if statements were available to compare budgets from the previous year, which was made known were in binders for review. Someone asked if funds were available in the budget for repair of signs at the mailbox area. Steve informed everyone that Grant Frownfelter has volunteered to get vinyl signs. He is pulling the current frame and will replace it with treated wood. Grant stated he will donate the wood for the project. Ted stated we will need to also look at repairing the speed limit signs.

Motion made to accept Treasurers Report by R. Shepard and Seconded. All Approved.

Report of Standing Committees

Architectural Control by Jerrell Cobb

Not many requests have been made, other than trees removal, roofing, and perhaps a new fence for a resident. Jerrell reminded everyone that there are ACC Request Forms, which can be completed and turned in prior to work. R. Shepard requested the trees and bushes be trimmed on the corner of Tarpine and Monocoupe, due to impedes right-of-way. Steve asked if the tree was on the right-of-way or on private property, in which case it would be the responsibility of the homeowner and not the HOA. R. Shepard mentioned the FEMA requirements for Hangars, which only allow 600 sq. ft. Grant spoke to Wakulla Planning and Zoning and was told he could only have a 600 sq. ft. enclosed building. He asked about the variance program and was told if they allowed the variance for one then it would be required for everyone.

Neighborhood Watch by Regie Ashley

It has been quiet in the neighborhood, other than visitors at Piper Lane. Police said it is hard to regulate, due to resident is permitted to have visitors. The visitors are cutting through Clay Kuersteiner and Beverly's property. Clay plans on putting up a fence at the hangar property and has posted No Trespassing signs. Grant stated the gates are open all the time and most Gated Communities keep their gates closed. He stated most home intrusions happen during the day and thinks the gates should be closed. Dinah agreed and suggested it might be safer to have gates closed, because of the bike path and there has been an increase of people walking through neighborhood. She stated she realized the upkeep of the gates might be an issue and suggested an increase in dues if necessary for maintenance fund. Pat Ashley and Karen McCurley also agreed that the gate should be closed and perhaps a vote should be taken. Karen asked why the p0olice cannot arrest the

trespassers and Carol told her because residents are permitting access. Steve stated there will be more damage to the gates because if individuals want in, they will get in regardless. Also, deliveries will be more difficult due to giving carriers code access. Bernie Azur stated we have low HOA fees, and we could increase them to cover costs. Tina stated the world is changing and perhaps we need heavy duty gates, which would be more durable and less maintenance. Steve stated it would be costly for new equipment. Karen questioned the back gate access at Beechcraft. Ted suggested we cover gates when we get to that topic.

Social/Sunshine by Pat Ashley

We have several new families in the community. She made welcome baskets for the new residents, who are Don and Pam Tucker and JoVon Sharman. Steve told Pat she could submit a receipt for the basket cost, but Pat said it is her contribution to the community.

Landscape by Deb Fults

A total of \$830 was spent on landscaping and included mulch. Deb stated that due to M. Puckett volunteering to pull the cactus at back gate with Duane's help, saved us money. There was a loss of plants due to the weather, which had to be replaced. Deb thanked Karen for contributing the wreaths for the front entrance. She also thanked Duane and Nikki for taking care of Phase II weeding and watering. Deb asked if there were any volunteers to take over as chair or help with landscaping duties. Duane, Nikki, Karen, JoVon, Dinah, and Don Tucker all agreed to help.

Safety & Security by Steve Fults

The cameras paid off with gate damage, allowing us to find out who caused the damage. Multiple codes and remotes have been handed out, which is a security issue.

Gates/Maintenance by Clay Kuersteiner and Steve Fults

Clay was not present, so Steve made the presentation. While the back gate was down, there was considerably less traffic. Once repair was made it was agreed by Board members that only residents should have access to the back gate. To use remote for back gate, the #7 switch on remote can be turned on, however the remote cannot be used at front gate if changed. It was discussed that perhaps a separate code be used for back gate or change system. Night visitors are given a code for entrance to the neighborhood, so we may want to investigate RFID cards which are recorded or have a link downloaded for visitors through an APP. We did put up No Trespassing signs on gates. Police will not prosecute trespassers unless property owners have definitive pictures of individuals and/or license number. Ted asked if we had enough remotes to give residents a separate coding option. We do and they are fairly inexpensive. Deb asked if we could get remotes with a 2-button dip switch. Steve said yes it would be possible, but more expensive and would need different receivers, however it would be better security on that type of remote. Resident stated if individuals are coming through the back gate, wouldn't it help to close front gate.

Carol suggested taking a vote on what to do about the gates. Ted asked if someone wanted to make a motion.

A motion was made on floor by Karen McCurley to leave gates on timer as we currently have and use remote for back gate and use keypad for front gate. Steve suggested an amendment to the motion, changing the access code on the front keypad. Ted suggested changing the front keypad code periodically. Ted stated the HOA secretary will send a notice of change (10) days in advance to residents. Motion revised by Karen as: Leave gates on timer and residents can use remote for back gate and access code on front gate keypad, coding will be changed every quarter. Seconded by Duane, Majority Approved (4) Opposed. Motion carries.

Reports of Special Committees

Airport by Steve Fults

Steve asked if he could combine the Airport Status under Unfinished Business with this report. Steve updated members that House Bill 1301 passed legislation and is waiting on the governor's signature (attached copy of bill included). Dinah informed everyone that hard copies of the History of the Airport were available or can be requested by email. Now the county is receptive and moving forward. Steve and Deb will donate land for the airport in order to have Special License converted to a Standard License. It will be very good for the community and residents' property value. Pam Tucker asked what is the goal? The goal is to have a Public Use Airport and Tarpine residents to continue to have access to the airport. Ted stated Tarpine is not qualified to apply for grant money, but the county is able to for improvements, etc. Ted thanked Steve for spending so much time with legislation and committee members to get the bill passed. R. Shepard asked if new residents were aware of the boat ramp access, besides the airport benefits. Bay Drive residents also have access to the boat ramp.

Covenants and Bylaws by Carol Odell

Carol was happy to convey to everyone that the new Covenants and Restrictions have passed the vote by residents. There are (130) lots minus (46) that are ineligible to vote, due to unpaid dues, resulting in a total of 84. A percentage of 75% is needed to pass new CCRs as stated in our By Laws, which is (63) votes and (68.5) yes votes were obtained. (A record of all

votes included for recording). The CCRs will need to be signed by Board members and recorded in courthouse for compliance.

Streets and Right-Of-Way by Ted Recker

Ted stated right-of-ways had road base placed in areas to deter from erosion and cracking. R. Shepard made known that he has a tamper to compact sides of roads if needed. The Deed to Roads has still not been signed by developer, Walt Dickson. Members had approved letter by the attorney be sent to Walt, which was done but there has been no response. (Letter included for recording) R. Shepard asked what is our legal recourse and Ted informed him we are looking into it. Ted stated Walt needs to be made aware of the cost to repair/repave roads and quotes have been obtained. R. Shepard stated he has tarred roads with sand spread over top, which created a good base. Ted requested Richard follow-up and get some quotes to do this, because the cost to repave is approximately \$208,000-\$288,000 and our road fund is nowhere close to what is needed. Bernie suggested increasing the HOA dues. Ted suggested increasing the Road Fund because currently \$50 of dues goes to the road fund and we have approximately \$74,000 with current dues, which would not cover repaving the roads in possibly the next ten years. Dinah stated she was not in favor of increasing road fund but would be more in favor of increasing dues to cover gates/maintenance security. She stated we do not currently own the roads. Jerry asked if there was a law which requires the HOA to maintain roads and Steve stated he didn't believe so, because roads when platted could be maintained privately or by county. He doesn't think there is a law because the roads could be dirt as long as there is access. Jerry agreed that we would need to increase the road fund for future use. Steve asked how long the current roads had been in place and Carol and Pat thought as long as community had been established, but Richard stated they were breaking up and was repaved. Steve suggested having a company to give us an assessment of roads and what is needed before we increase road fund. Steve asked Richard if he could follow-up with consultant on roads. Ted addressed the lawn service issue and stated since J&K no longer has the contract the new vendor has tried charging more for service that is specified in contract. Several bids were received last year, and this year were substantially higher. Resident asked if grass would grow through the road base and was told it would eventually start growing, but it was agreed that road base needs compacted. Cindy asked if the lawn company was informed about raising the mower blades as was discussed at the last annual meeting, which will promote growth and Ted stated, he did tell the lawn service. Damage to roads has been caused by construction companies as well as utility companies, etc. Perhaps the suggested fines for damages will help, which are outlined in the CCRs and can now be enforced by the ACC. Fines issued must be documented and go through the committee to be compliant with Chapter 720. One resident asked what is cost of current lawn service, which is \$400/per cut and normally on a monthly basis, except December, January, and February. The quotes obtained ranged from \$700-\$800. Steve requested quotes from companies that members may know. One resident suggested having each owner to be responsible for their own right-of-way, which would leave only the front entrance area as well as the taxi runways. Ted reminded us about the large area between Phase I & II that also needs mowed. Richard asked if it would be possible to have a load of dirt delivered for the low areas between Phase I and II. Steve thought part of that area was Walt's property. Steve asked if we should authorize our attorney to move forward with the request for Deed to Roads. Ted asked if anyone wanted to make a motion. Steve stated he wasn't sure about moving forward, because currently Walt is liable for roads, but if something would happen to him then we would not own the roads in the HOA. Bernie Azur made a motion to have the attorney pursue Walt for Deed to Roads and it was Seconded. Majority approved and one opposed. Motion carries.

Unfinished Business

Airport

Status of airport was included in Reports of Special committees by Steve Fults.

New Business

Annual Vote to purchase Additional Insurance and Fidelity Bond

Richard made a motion to decline coverage of the Additional Insurance and Fidelity Bond. Steve reiterated for new members that are not aware, the state requires that all HOA purchase a fidelity bond to compensate the HOA in the event monies are stolen by the Officers. It is optional and must be voted on annually. We currently have E&O insurance and liability insurance, but this is additional. Motion made by R. Shepard to decline the purchase of Additional Insurance and Fidelity Bond and seconded. All approved.

Report of Nominating Committee by Clay Kuersteiner

Clay was not present and requested Jerrell Cobb to make nominations on his behalf. Nominating Duane Stevenson as Secretary. Nominations from floor requested, but none made. The following will serve as Board Members for the upcoming year; 2024-2025 as follows:

Ted Recker – President
Carol Odell – V. President
Steve Fults – Treasurer

Duane Stevenson – Secretary

Motion made by Jerrell Cobb to accept the nominations made as Board Members and Seconded. All Approved.

Appointment of 2024/2025 Committees

The following will serve as Committee members:

CCR's: Carol Odell, Chair, Karen McCurley, Cindy Mulkey, Sherry Kuersteiner

Safety & Security: Steve Fults

Airport: Steve Fults, Regie Ashley, Carol Odell, Sherry Kuersteiner, Clay Kuersteiner, Ted Recker, George Shively, Richard Shepard

Architectural Control: Jerrell Cobb, Chair, Steve Fults, Carol Odell, Duane Stevenson

Neighborhood Watch: Regie Ashley, Chair, Tina Skelton, Carol Odell, Holly Harbison, Deb Fults, Jerry Rhodeback, Sherry Kuersteiner

Sunshine: Pat and Regie Ashley

Gates/Maintenance: Clay Kuersteiner, Steve Fults, Duane Stevenson

Landscaping: Deb Fults, Chair, Dinah Rhodeback, Nikki Stevenson, Karen McCurley, JoVon Sharman, Don Tucker

Streets and Right-Of-Way: Ted Recker, Chair, Richard Shepard, Bob Odell

Signage: Grant Frownfelter, Richard Shepard

Announcements

Ted asked if there were any other announcements. Pat Ashley informed everyone that she had brought an updated Neighborhood Contact List if anyone wanted one. Steve stated perhaps we can come up with a Consent Form for fines, which can be sent by email to comply with Chapter 720. Carol told everyone that she is going to work on a Directory of Members with names/address/phone/emails, due to several people who have moved and should be removed from the contact list. She noticed when sending the CCR information that we have email addresses, but not sure who the email belongs to. She will be sending an email to everyone requesting their correct information. Richard asked if we would be setting a date for the next annual meeting. Dinah stated the normal procedure as specified in the By Laws is to post two weeks prior. Karen asked when the gate codes will be changed and Ted stated he will get a notice out to let members know.

Motion to Adjourn at 1:15pm made by Carol Odell and Seconded. All Approved. Note: Recording of meeting available upon request to Secretary.