

Blairstone Forest Community Association 2016 Annual Membership Meeting

Members:

Bill Walter, President

Cainnon Greg, Vice President

Jane McElroy, Treasurer and Board Member

Prior to the formal meeting, presentations were made by the following invited guests:

- Deputy Jessica Ikner spoke on behalf of the Leon County Sheriff's Department. If we decide to participate in the Leon County Sheriff's Office (LCSO) Neighbor Crime Watch (NCW) program it would work in this manner.

The LCSO will provide us with two signs to post at no charge. She anticipates about 18 NCW "block captains." These block captains have line-of-sight contact with their neighbors. That would provide visual coverage for the forest and give each block captain a small number of people to contact to share information. The block captains would report concerns to the NCW Chair who would communicate with Dep. Ikner. This helps limit the flow of information to manageable quantities. However, anyone can contact her directly. She provided an office phone number and e-mail contact address.

Training would be provided by the LCSO for all of these volunteers.

She stressed that this is not a deputized posse. We are to be the eyes and ears of the LCSO and avoid confrontation. We pass on information and the LCSO will dispatch a deputy if needed. She demonstrated how to take a cell phone picture of a suspicious person while pretending to be on the phone with someone.

When contacting the Consolidated Dispatch Center (CDC) (850-606-5800) for an emergency, to report a crime, someone trespassing, or something suspicious one can request that the responder be from the LCSO or TPD. Since we are considering participation in the LCSO NCW Program it would be appropriate to request that LCSO respond.

- Dr. Sean McGlynn of McGlynn Laboratories, Inc. reported that our ponds are in good shape. He recommended consideration of shoreline planting, tree trimming, and the removal of dead or dying trees, mostly wax myrtles.
- Fred Breeze and David Copps, spoke representing the Apalachee Land Conservancy. Breeze stated that it is their goal to help us preserve and protect our common land that surrounds the Forest from legal infringement or development. He provided a Google Maps photo of the Forest. Copps provided a suggested list of plants that thrive in the kind of forest in which we live.

The Annual Meeting was called to order at 7:40 P.M.

1. BFCA Annual Reports 2015

- a. The president reported on behalf of the Board of Directors. Goals for the past year were to build communication and collaboration on issues such as property maintenance and repairs, tree management, and awareness of rules and covenant provisions and restrictions. The road replacement fund was given special consideration and money has been set aside for that eventuality.
 - i. Accomplishments of the past year include the planter in front was rebuilt and painted; lighting was replaced with more efficient LED fixtures; boardwalk sections were replaced; the bridge to the island was repaired; street signs replaced and a new speed sign installed; storm drains were cleared; trees were removed from the common areas based on Stan Rosenthal's and Sam Hand's recommendations; Rosenthal and Hand were invited out to evaluate individual lots and over 20 residents took part in having trees reviewed; cars parked for long periods of time were moved or towed; a copy of BFCA rules was copied and distributed to all residents, including homeowners and renters; and the covenants were reviewed (due to state changes in laws or regulations).
- b. The 2015 financial report (Copies of financials are available upon request of the Board.) was presented by the Treasurer and Board of Directors member, Jane McElroy.
 - i. (Handout) the first two pages are a profit and loss overview
 - ii. Revenue and expense projections 2016 are listed.
 - iii. A comparison of expenses from 2014 to 2015 was provided.
 - iv. The primary use of the increased homeowner assessment was the boardwalk replacement and road replacement fund.
 - v. The balance sheet for the year was presented.
- c. The 2015 communications report was made by Vice President, Cainnon Gregg.
 - i. New Website, blairstoneforesthoa.com, was demonstrated by Cainnon Gregg. He serves as our unpaid webmaster.
 - ii. New website is owned by the Blairstone Forest Community Association. (The web address is at hoa.com even though we are technically a community association, not a homeowners association. The difference being mostly about the size of the organization. However blairstoneforestca.com was already being used so we could not take that name.
 - iii. "Next Door" is our social website. Please use this site to engage your neighbors in alerts about possible trespassing, social interests, or neighborly concerns and remember to be respectful in communications. It can be found at nextdoor.com. Choose Blairstone Forest from the menu; enter your address and create a password to join. There is no cost. One can make general posts for all to see or send private

messages to Next Door members. Cainnon Gregg serves as the unpaid site administrator.

- iv. Neighborhood concerns were addressed by President, Bill Walter. The Board and ACC are working with the owner of the future new home to be constructed at 2775 Red Maple Ridge. There are ongoing concerns about speeding. The beaver that spends part of its time in our ponds has chewed through the pond grate on the north side of Brookside Blvd. and concern has been expressed about safety for people and pets. There are issues with residents putting out trash on the off week of the trash pickup schedule, leaving an unsightly mess for up to two weeks.
2. Florida Association & Property Management Report was made by Joanie Trotman.
- a. The bridge and the boardwalk were two important projects that were started two years ago and completed in 2015. If you see something, say something. The pothole repairs are continuing. One of the things first brought to the Board six years ago was that the neighborhood needs to be aggressively saving for the road replacement because it will be the most expensive project in the neighborhood. Fencing repairs were also completed. One thing that has been brought to their attention that they want to clarify is that the Property Management Company does not make any decisions that aren't approved and authorized by the Board. If they get a report on something relevant, they forward that information to the Board.
 - b. The Board will put the property management number (850-727-7335) on the website. In order to keep up with changing law and regulations the Board relies on the resources of our attorney and the property management company. Documents of the Board are kept at the storage unit on Apalachee Parkway.
 - c. A motion was made and seconded to save money by ending the contract with Property Management. There was no discussion and the motion was overwhelmingly voted down.
3. The Architectural Control Committee report was made by Llona Geiger.
- a. Llona Geiger resigned as chair and a new chair will be appointed by the Board. She was recognized by the Board for her ten plus years of service on The ACC. She has agreed to continue to be involved in the community.
 - b. The ACC has added documents to the website. They are active on Next Door. They have conducted "walk-throughs" to review Forest conditions. They continue to monitor renovations being made on foreclosed properties.
 - c. The Board has taken on the approval of requests for tree removal. To expedite the process, the Board requires filling out the tree removal form, having Stan Rosenthal, who, is no longer available since he retired at the end of January, or Sam Hand (850-599-3546) come out and be sure that the tree needs to be removed. Stan Rosenthal can provide a paper describing how one should choose a tree removal company. The Board will approve the removal of approved trees. If the tree poses a sudden and immediate threat, contact a Board member to move directly to approval for the removal of such a tree.

- d. The ACC has only three members. Volunteers are welcome. Concern was voiced whether a house that was recently painted had received approval. The paint color of the “blue house” was approved based on a small paint chip.
 - 4. There was no Grounds Committee Annual Report since there are not committee members and no Chair. Volunteers are needed to serve on the committee and to serve as its Chair.
 - 5. New Committee Reports
 - a. The newsletter, “The Firefly” is always in need of volunteers.
 - b. A Welcoming Committee no longer exists. Volunteers should see the Board about reestablishing it.
 - 6. Election of New Board Member
 - a. Name on ballot, Fred Willes and a write in candidate, Jim Brock
 - b. Fred Willes was elected as the new board member
- The 2016 BFCA Annual Membership Meeting was adjourned at 8:39 P.M.