

BFCA teleconference meeting on Tuesday, August 23, 2021

Frank Roycraft, President; Tracie Priest, Vice President; Ansel Bubel, Director. Margaret Stephens, Secretary; John McEachern, Treasurer. Association Members — Mike McCrea, Mario Lopez, Maritza Mousa, Karen Willes, Sue Dinges, Llona Geiger, Jaime Kimbrel, Mary Brand, Jill Harper. TPAM representatives – Maria Arrieta, Cindy Hoogerhyde.

Meeting was called to order at 6:06 pm.

President's Report – Frank Roycraft

Frank welcomed attendees and would like to keep this meeting to one hour. The Board has met with TPAM to recruit their help in producing a month-to-month financial report for the members. They created a prototype spreadsheet that Mike was displaying on the screen, however only a few attendees could see it because they joined the meeting through their phone. With approval from the Board, Frank wanted to set up a financial meeting in a few weeks to discuss this spreadsheet and gather input from interested members. One reason to have a meeting to produce a legible actual vs budget monthly spreadsheet is for TPAM to understand and produce what the homeowners have a right to know and understand. Another purpose for the financial meeting is to reconcile the HOA budget with TPAM's budget analysis.

Treasurer's Report – John McEachern

John said the report is a draft and a will be used as a prototype. This will be used as a beginning. It will take a while to get the Quickbooks extraction and make a month-to-month report. TPAM is doing a good job, and everything is in order. He will recommend investment opportunities for the emergency fund and road fund. John asked that \$6,500 from the operating account to be transferred into road savings fund that will push it up to \$39,000. John expressed a desire to lower the utility bill and come up with proposals for the Board. Everything reconciles with Capital City Bank. John asked for questions. Karen asked about looking for investment opportunities with the road and emergency fund. When she was treasurer some of the money was in CDs which were not accessible. She stressed that the funds need to be liquid. John said will introduce ideas to the Board and they will vote. Margaret suggested sharing instructions on how to join meeting through the web so that documents (agenda and financial report) can be viewed by more people at the Board Meetings as well as the upcoming financial meeting. For the meeting, Frank suggested a hybrid of a physical meeting and teleconference. Tracie asked what the Grounds Committee budget is. John looked it up and said \$14,400 was the budgeted for grounds maintenance. Tracie wanted to know how much of that is Grounds Committee and John could not answer. Llona volunteered that when she was president, the Board approved around \$200 to buy flowers etc. She suggested when financial meeting occurs, the Board can hash it out. Mike added there are small amounts

earmarked for committees. Mike said the main point is that there is a budget, and the Board approves expenses out of the budget.

ACC Report – (Frank on behalf of Bill Walter)

Frank provided that the recent ACC approved requests include a new mailbox and 3 houses painted.

Grounds Report (Tracie Priest)

Tracie introduced KiKi (new homeowner in Charlotte Hicks former house) to issues with the pond area. There is a solitary goose named Angelo. He has an angel wing and can't fly, and dog walkers should be aware. Tracie reported that we need gravel for the pond path. Llona raised a concern that there could be liability issues if the workers are not licensed, vetted, qualified, and insured. She asked the Board to take this under serious consideration. Tracie said they have already sought legal counsel and they are just targeting the small places where roots are protruding. Ansel said Frank and Ansel already consulted with Patrick and our liability insurance would cover it. He added that the scope of the project is much reduced from what it was previously and down to adding gravel. Karen agrees with Llona and not just the pond path but anyone who works on association property. Mike said they had the same concerns before with the pond. They checked into liability insurance. Mike pointed out there are spots of erosion in gazebo area. Frank said they will investigate it. Margaret asked who the grounds chair was. Tracie said she was the interim chair. There was some discussion on listing committee members on the web, which would be a good resource and possible help recruit more volunteers. Mike suggested just listing them in the minutes. See below for a committee member list.

Pond Report (Ansel Bubel)

Ansel reported good news on the water quality of the pond. It has improved due to the summer rains. There has been an effort to gather information from prior studies of the pond from John McGlen through Debbie Taggert. There are elevated nutrients coming in from the water pump and more planting can help prevent that. Ansel added that there is a program through UF that will help study the health of the pond water. They are coming out in the Fall to educate volunteers and collect bottles of water.

Frank proposed finance meeting in two weeks. Ansel seconded and the vote was unanimous.

Frank motioned to adjourn, vote unanimous.

Meeting was adjourned at 6:55 pm.

Committee Members

ACC (Architectural Control Committee)

Chair: Bill Walter

Carmen Pulito

Llona Geiger

Karin Brewster

Sylvia Ramos

Jill Harper

Grounds Committee Members

Chair: Tracie Priest

Kiki Litchford

John Fleck

Margaret Stephens

Betsy Voorhies

Mike McCrea

Ansel Bubel

Mary Brand

Pond Committee Members

Chair: Ansel Bubel

Tracie Priest

Kiki Litchford

Mary Brand