

## **BFCA Board of Directors Meeting Agenda**

Jack McLean Community Center

700 Paul Russell Road

August 6, 2015 6:00PM

### **6:00- Meeting Called to Order**

Introductions and order of meeting

President Bill Walter

Vice-president Cainnon Gregg (absent due to death in family)

Board member and Treasurer Jane McElroy

### **Email Approvals**

Board response to Jim Brock's request and letter. Information sent to attorney and to Property Manager.

Car Tow - Patrick Frank, Attorney and Property Manager.

Resident removed cars prior to being towed

Tree removal requests:

This was an urgent request at Silverwood and Brookside. Stan approved

Replace damaged light on planter

Property Manager arranged fixture replacement

Termination under the direction of Attorney Patrick Frank of webmaster, Bill Wintermute, and the vacating of [www.blairstoneforest.org](http://www.blairstoneforest.org)

Termination upon webmaster's refusal to post board approved information to the site and used the website as his personal blog. The Association will no longer support the [www.blairstoneforest.org](http://www.blairstoneforest.org) website and will build a new association owned more secure site. The new website will be mastered from within the association. Cainnon and Kiki Gregg built the site. Karen Willis has provided current photographs of BF. Kiki and Cainnon will update and maintain the site. with one additional resident acting as back-up

New website

New web address approved - [www.BlairstoneForestHOA.com](http://www.BlairstoneForestHOA.com).

### **New Business**

Development of new Website

The site is up and running. It costs \$194/yr and we own the domain name which is recommended by the national Homeowners Association to prevent the website from being hijacked. If you are registered at NextDoor you can see the site in the development stage.

Authorized signer added to the association checking account. Thank you Mary Marotta for having volunteered and been approved by the Board to sign as past Treasurer.

President added as authorized signer

## **Old Business**

### **Drains**

Don Hurst of **Talcon** cleaned the drains at the corner of Silverwood and Brookside and under Silverwood that emptied into the pond.

### **Sign from planter moved.**

Cainnon Gregg relocated the NO TRESPASS sign at the entry of BF from the center planter to the side planter.

### **Approved minutes from prior meetings posted to website**

The Board is continuing to locate and approve minutes that have not previously been posted to the website

## **Speakers**

### **Jim Brock**

Mr. Brock presented the findings of his review of the BFCA records and voiced his concerns that the Board follow Chapter 720, Florida Statutes that governs homeowner and community associations like BFCA. He was assured by the BFCA Attorney, Mr. Patrick Frank and by the Property Manager, Joanie Trotman, that his concerns for the operation of the association were legal, documents for the association were in place or being transcribed at the Attorney's office to be posted on the new website and the annual budget had been developed and properly served to the BFCA members. (Note: Mr. Brock has since withdrawn his investigation of the association operations.)

### **Attorney Patrick Frank**

Mr. Frank established the fishing laws quoted by Mr. Brock and Mr. Wintermute did not apply to Blirstone Forest CA. This was confirmed by Dr. Sean McGlenn.

Mr. Frank established that the Board Of Directors of Blirstone Forest CA did have the authority and the responsibility to establish and post the association pond as a NO FISHING pond. Mr. Frank outlined the liability issue of fishing and using the pond for recreational purposes. There are to be no recreational watercraft on the pond. The NO FISHING policy will be included in a new Rules Update and sent to the members of BFCA.

To update approval of the No Fishing policy in the pond, Jane McElroy moved that the Board approve the No Fishing policy and Bill Walter seconded the move. The Board unanimously reapproved the No Fishing policy.

Dr. Sean McGlynn

Dr. McGlynn sited the good health of the pond as it recovered from past years of neglect and run off. The pond is tested 4 times a year for nutrient levels and the general health of the aquatic flora and fauna. He indicated that our pond is a well balanced ecosystem.

Dr. McGlynn reiterated the dangers and the liability of eating any fish from the pond.

**Property Manager Report:**

Obtaining quotes to frame and put up new signs

1722 Brookside – issued notice including \$100/day fine if property is not cleaned up.  
Obtaining quotes for possible clean-up

AAA did a good job in their last tree removal, even raking up debris

**Treasurer Report:**

As of July 31, 2015, BFCA has \$30,438.33 in checking account, \$10,078.01 in savings account, \$11,030.68 in Money Market Account and \$4,842.47 in each of three CDs (sinking fund)

**Committee reports:**

Pond committee

Dr. McGlynn provided update (see above under Speakers)

ACC Committee

Have received several requests for property upgrades such as driveway and roof replacement. Reminder that if you are replacing with same color, product and size, you do not have to receive ACC approval

**Call for Volunteers:**

Grounds Chair is still needed. Please let folks know

**For the Good of the order...**

Four houses have recently sold in the Blairstone Forest and appears to be homeowners as opposed to rental properties.

**Next Board Meeting will be October 1, 2015**