

BFCA Board of Directors Meeting Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, April 30, 2024
6:30 P.M.

Call to Order and Welcome

Board Members — Karen Willes, President; Betsy Voorhies, Vice President; Tracie Priest, Director

Association Members and Guests Present (sign-in sheet)

Old Business

Minutes of the March 26, 2024 Board Meeting were unanimously approved on March 27, 2024 by Tracie and Fred via email and Betsy on March 29 via email.

Our attorney, Kristin Gardner, wrote that since our Covenants and By-Laws precede FS 720, the 90-day suspension of voting rights is not applicable for us. Given that assessments are deemed late on January 10 and voting happens about two weeks later, there is not time for a Board to meet, review assessment status of homeowners, and send letters suspending those persons from voting. The result is that no homeowner will be ineligible to vote due to unpaid assessments, unless previously having that right rescinded for a period of not more than 90 days that overlaps the Annual Meeting.

Our attorney helped clarify voting procedures. More hearings will take place to reach a final election procedure written document.

Our attorney advised that the prior use prescriptive easement argument regarding the pond path behind 1699 Silverwood Dr. does not apply because the previous path on common land eroded. A path could be created around private property if we could afford the project and secure the permits. Though discussions and remedies have been going on for 3 years, presently there is no plan to undertake that project.

On March 27, 2024, with all directors eligible to vote, the Board voted not to accept the Green Acres proposal for improving the front entrance. Fred voted yes. Tracie and Betsy voted no. The ACC and Grounds Committee chairs who secured the project estimate were informed by email of that decision. They were asked to provide a specific plan for the front entrance area so the Board could request multiple estimates.

On April 6, 2024 Fred Willes resigned from the Board of Directors.

An inoperable vehicle on Brookside Blvd was removed on April 7. No fine was imposed as the removal was prompted by a letter of inquiry from TPAM to the homeowner.

At a Special Meeting on April 12, Karen Willes was appointed by the two remaining board members unanimously to replace Fred.

The minutes of the Special Meeting were unanimously approved on April 13, 2024.

New Business

Revitalization of Covenants

Website Security and Redesign

Collections Procedure for Overdue Accounts

Split Rail Fences Project

Road Repair Project

Discussion of Future Meeting Time – 6:30 or 7:00 PM

Tree Removal Requests from Residents

Tree Removal on Common Land

Parking in the Road

Discussion of Voting Procedures

We have baby geese now! Please keep dogs on leashes and leave the new goose families alone. The parents are very protective.

Treasurer's Report – Mary Brand

ACC Committee Report – Karin Brewster

Front Entrance Project including estimates from ACC

Grounds Committee Report – Kiki Litchford

Lake Report – Midori Okasako

Fine Review Committee Report – Mike McCrea

Concerns or Questions by Association Members

Meeting Adjourned

The next scheduled meeting of the Board of Directors will be at ? P.M. on Tuesday, May 28, 2024, at Jack McLean Community Center at 700 Paul Russell Road.