

BFCA Board of Directors Meeting Agenda

Hilaman Golf Course meeting room

2737 Blair Stone Road

6:00 P.M. Thursday, February 2, 2017

Board Members - Cainnon Gregg, Fred Willes, Justin Green

The meeting was called to order at 6:00 P.M. by F. Willes.

Present were Directors Cainnon Gregg, Fred Willes, and Justin Green, Secretary Karen Willes, Association Members Jim Brock, Sue Dinges, Jane McElroy, Sylvia Ramos, Frank Roycraft, Keith Tucker, and Bill Walter.

Old Business

Minutes of the January 26, 2017 Annual Meeting were approved by Willes and Green on January 28, 2017.

After a mistake at closing, money owed to the BFCA for the 2016 assessment of a home has been paid. The error was not the fault of the seller or buyer.

New Business

Elections for BFCA Officers for 2017 were conducted. The President will be F. Willes. The Vice President will be Cainnon Gregg. Both votes were unanimous. Director Justin Green will continue to head Grounds matters. Karen Willes was nominated by Gregg and elected Treasurer by Gregg and Green, with F. Willes abstaining.

A question was raised about whether it is legal for two people from the same household to sign BFCA checks. The Board Attorney will be contacted. Green indicated that he would be willing to serve as Treasurer for February, if the Board Attorney thought it best not to have both check signers in the same household.

The Board unanimously voted to waive the service charge and interest for a homeowner who was not notified of the assessment.

F. Willes proposed raising the service charge on delinquent accounts to \$75.00, effective March 15, 2017. After discussion, the motion was defeated 2-1 with Gregg and Green voting no, and F. Willes voting yes.

The previous Board voted to place liens on homeowners owing over \$600 on February 1, 2017. The Board had no objection to proceeding with that.

The future of Quarterly Courtesy Notices was discussed. There will be a notice sent at the end of March. This notice is to offer prepayment of 2018 assessments, as yet undetermined. If homeowner owes money, this will specify the amount owed, to date. An offer will be made to have email notification to homeowners, as a courtesy to prepay the 2018 assessment. Without an email address, courtesy notices will no longer be sent.

The Board unanimously approved shredding of BFCA documents that exist before 2010.

Fern Senra was unanimously appointed Chair of the Architectural Control Committee for 2017.

The Pond and Welcoming Committees no longer exist. The ponds will fall under Grounds. We will look into the value of testing the water quality of the ponds. We will rely on the offer of assistance made by Johnny Richardson for our pond water issues. Tucker suggested that we check with Lake Watch to see if they still provide free water quality testing. The Welcoming Committee had an impossible task. The Board is unable to notify them of when homes are purchased. Renters come and go, without the Board knowing who lives in rental units.

F. Willes asked the Board to think about removing voting rights for persons not current on assessments. This would lower the number required for a quorum at the Annual Meeting.

Concerns or Questions by Association Members

Walter asked the Board send copies of the Covenants and BFCA Rules to rental agents and renters. Green stated that we would address those issues when we are aware of rental situations and do so in a manner deemed appropriate, on a case by case basis.

Walter expressed concern about an occupied home that does not have utilities. He has contacted various City of Tallahassee officials to see what might be done.

Brock asked about what is happening with the beaver. The trapper has not yet caught the beaver. He will be trying a new bait. If not caught live the only other removal procedure offered is a kill trap. That trap might spring on any animal that happened to trip the mousetrap type steel trap.

The meeting was adjourned by unanimous vote at 7:18 P.M.

The next scheduled meeting is the Annual Meeting of the BFCA at 6:00 P.M. on Thursday, April 6, 2017 at the Hilaman Golf Course meeting room.