

BFCA Board of Directors Emergency Meeting Agenda
Driveway of Fred Willes
2772 Red Maple Ridge
6:30 P.M., Tuesday, February 13, 2024

Board Members Tracie Priest, Betsy Voorhies, Fred Willes

Call to Order

Fred Called the meeting to order at 6:30 P.M.

Present were Mary Brand, Karin Brewster, Ben Clark, Lynda Davis, Maria Harageones, Dennis Jackson, Toni Jackson, Caroline Klancke, Susan Law, Mark Okasako, Midori Okasako, Tracie Priest, David Rosenfeld, Frank Roycraft, Debbie Taggart, Betsy Voorhies, Joe Wall, Fred Willes, and Karen Willes.

Old Business

Minutes of the February 6, 2024 Board Meeting were unanimously approved via email on February 8, 2024.

The ACC elected Karin Brewster to serve as its Chair.

New Business

Fred moved to hire Kristin Gardner as the Board attorney. Betsy seconded the motion. Fred pointed out that the attorney is paid by the Board. Betsy pointed out that the attorney currently used just doesn't reply to our requests. Ms. Gardner's company represents over 150 HOAs in north Florida. HOA law is most of her practice. She will be more expensive but pass off what can be done that way to paralegals at a much lower rate. Fred said he would not present a laundry list of concerns about the attorney used by Boards for several years. He would only cite two issues - elections and liens. Board elections should not need an attorney review every time. Boards have gotten answers to single issues but no effort has been made to provide Boards with a workable process to resolve matters once-and-for-all. Though invited, and confirming he would attend, he did not attend the January Annual Meeting. Nor did he contact us before or since about not attending. Liens have not been placed in recent years, potentially losing money owed the Association. The attorney has not pushed the Board to protect money owed the Association. He has not replied to a request about any liens we may have now.

The motion to hire Kristin Gardner as the Board's attorney passed unanimously.

We were asked if Pat Frank would be notified of the change. Fred said he would do that. It was suggested that TPAM should do that. Fred stated that he was the Board's attorney, and it would be our responsibility to notify him.

Concerns were expressed about floor nominations at the Annual Meeting. Our By-Laws state members "may" make nominations from the floor. That is not a good plan because Boards could manipulate that to say no or yes. Amending the By-Laws was mentioned. It is possible but on two previous occasions, homeowners rejected any changes that seem to limit their rights. Fred pointed out that in 2017 Justin Green was nominated from the floor and was elected.

Concerns were expressed about what TPAM does and could do for the Association. It was suggested that they could do everything, and the Board supervise that. Fred pointed out that TPAM maintenance crews had not worked well. It was requested that we publish the TPAM contract. Fred will check with TPAM to see if that is okay with them.

Meeting Adjourned

The meeting was adjourned at 6:57 P.M.

The next scheduled meeting of the Board of Directors will be at 6:30 P.M. on February 27, 2024, at Jack McLean Community Center at 700 Paul Russell Road.

Reminder

Workday is coming February 17, from 10:00 A.M to Noon.