

BFCA Board of Directors Meeting Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, July 23, 2024
6:30 P.M.

Call to Order and Welcome

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

Residents and Guests Present

Old Business

The minutes of the BFCA Board Meeting on Tuesday, June 25, 2024 were approved unanimously by email on June 26, 2024 and sent to the webmaster for publication on the BFCA website – www.blairstoneforesthoa.com .

2025 Budgeting

Discussions are underway to move to a zero-based BFCA 2025 budget that includes fixed costs plus replacing reserve funds and possible affordable projects. If money is left over at the end of the year or when the budget is rebalanced, consideration will be given to add it to the reserve fund(s) instead of using it to lower assessments.

DigiTally Reports

Street Signs reported to DigiTally for replacement – Getting estimates for replacing our “private road” street signs that were destroyed in the tornado continues. One estimate was \$2,697 to replace all 5 signs; another estimate was more than that so that company declined to follow-through with an estimate; a third company’s estimate is \$731 to replace 1 with sign, hardware & pole and 2 more with signs and hardware because poles survived the tornado.

Inquiry made for ditch cleanout – It was confirmed by the City of Tallahassee that the ditch is owned and maintained by Leon County Public Works. The response was forwarded to them but there has been no response.

Neighborhood Leadership Roundtable Report

Tracie and Karen attended the Neighborhood Leadership Roundtable on Thursday, June 20, at Freedom Church on Thomasville Road. We learned of a city beautification grant

of \$2,500.00 that could be available to help to pay for the Native Nurseries landscaping project at the front entrance. The grant application must include before and after photos as well as detailed plans for the project. Because of the tornado damage, Native Nurseries will return in late July to reassess the area to include changes to use plants that will thrive in more sunlight.

New State Laws for Associations

The new state laws for associations took effect on July 1, 2024. We are in compliance with most of them with the BFCA documents that are already posted on our website.

However, the new HOA laws now require that meeting agendas must be posted 14 days before a meeting and board actions to be considered must be posted 7 days before a meeting.

New Business

Board Action Items

Grounds Proposal recommendation from ACC

Hold Harmless Agreement for Resident Volunteers

Trees -- \$3,100 for tree removals/cleanup of Mulch Area and Front Entrance

Brick Repair of Front Entrance Column -- \$450

Street Signs Replacements -- \$731 (1 sign/pole and 2 signs w/hardware)

Reinstatement of covenant rules

MetroNet Information update

Executive Management Services transition effective on August 1

New Post Office Box & payment website

Treasurer's Report – Mary Brand

ACC Committee Report – Karin Brewster

Lake Report – Midori Okasako

Concerns or Questions by Association Members

Meeting Adjourned

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