

**BFCA Board of Directors Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, April 29, 2025
6:30 P.M.**

Call to Order and Welcome – 6:30 P.M.

Members and Guests Present

Karen Willes, President; Tracie Priest, Vice President; Nancy Wood, Director

Kayla McKee, Executive Management Services, BFCA Association Manager

Joe Webster, Owner of Spartan Exteriors and Paul Boccaccio of Boccaccio's Docks

<https://www.spartanexteriorsllc.net/>

<https://www.boccaciosdocks.com/>

Tom Baird, Karin Brewster, Lynda Davis, Sue Dinges, John Dowler, Jonathan Fox, Llona Geiger, Susan Law, Mario Lopez, Patti O'Hay, Mark Okasako, Michelle Chavarro Rendon, Frank Roycraft, Virginia Sasser, Roly Torres, Onnie Tucker, and Fred Willes

Property Manager -- Contact Information

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Old Business

The minutes of the BFCA Board Meeting on Tuesday, March 25, 2025 were approved by email on Wednesday, March 26, 2025 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthwa.com .

Michael Studer – voted on to help with pond work

Ditch Clearing -- \$8,300 project

AAA Tree Work -- \$1,500 for tornado-damage cleanup

Apalachee Land Conservancy – Fred Breeze site visit

Split Rail Fence Project – Nancy Wood is getting more estimates.

Broken Street Sign – Karen Willes contacted Signs Now.

New Business

Split Rail Fence project update

The following vendor estimates to install/repair 6 fences, 200' total are:

1. \$6,452
2. \$3,928
3. \$4,057
4. \$2,750

The decision is to contract for #1 -- \$6,452 with Kiwi Construction

Kiwi Construction installed previous fences and can begin construction within 3-4 weeks. Although cheaper, other contractors were either unavailable, inexperienced, or ineligible.

Payment will be made by reallocating funds already in the 2025 Budget.

Revitalization paid with donation -- Total cost -- \$2,994.32

Balance left from \$5,000 donation -- \$2,005.68

Reallocated funds moved from Pressure Washing to Fences = \$2,900.00

TOTAL AMOUNT ALREADY AVAILABLE = \$4,905.68 for Split Rail Fences Project

Fences proposal --\$6,452.00

Amount needed from \$5,000 budget item for revitalization no longer needed

\$1,546.32

$\$2,005.68 + \$2,900.00 + \$1,546.32 = \$6,452.00$ (Cost to complete Fences)

A project map was requested and although not readily available, Nancy Wood identified the locations of scheduled work:

1700 Silverwood (replace)

1694 Silverwood (replace)

1725 Brookside (repair)

1743 Nestlewood (reinstall)

Long boardwalk entrance on Brookside (install)

Long boardwalk entrance on Silverwood (extend to close off)

Nancy Wood moved to reallocate \$1,546.32 to pay for the balance needed to complete the Split Rail Fences Project. Motion passed -- Unanimous.

Creek and Boardwalk Clearing Project

- Project undertaken to improve drainage through creek and mitigate potential flooding; enable inspection of long boardwalk
- Work performed March 17-April 7th for \$8,600
- Cleared fallen tree debris along creek path of north parcel (600')
- Cleared tree debris from long boardwalk (1100')
- Cleared debris along creek path of south parcel (1300')
- Remaining issue: a massive tree clump over creek on north parcel
 - Creek bed was cleared under it to eliminate blockage
 - Clearing it will require a contractor with greater resources
 - Boardwalk assessment determined it is not salvageable
- Progress reported to Apalachee Land Conservancy as required by terms of Conservation Easement

Bridge/Boardwalks Discussion with Joe Webster, Spartan Exteriors LLC

Proposal for replacement

Observation Deck

Bridge to Island with Boardwalks built to code

Additional extension off Bridge on north side to connect to pond path

Long Boardwalk demo because of liability

Resident comments regarding the Spartan presentation were that the work that has already been done on a home in Blaiirstone Forest was very professional both by the quality of their work and the courtesy of their crews. It was noted that they are self-contained, in that they do not subcontract work with others. All of the workers in their company work for them. They work specifically from one job to completion before going to the next.

The Spartan Exteriors proposal offer for complete reconstruction, not repair, is \$149,045.72. It includes the Observation Deck at Brookside Blvd, the Bridge to the Gazebo and the walkways to the bridge from Silverwood Drive and the Pond Path. In addition, it adds a separate walkway from the bridge to connect with

the north pond path that is away from the Silverwood Drive property that has eroded into the pond. Residents would, again, be able to walk all the way around the pond by having pond path access again on common land.

Because of liability, it will be necessary to remove the long boardwalk and replacing it can become a project for future boards to consider. The present concern is liability so it must be removed. The proposals for removal are separate from the Spartan proposal for the pond work. Presently, there are 2 proposals -- \$21,000 and \$16,500 -- that are being considered.

Bridge/Boardwalks Financing Discussion

Money is needed for work plus anticipated inflation plus unanticipated overages.

At \$1,500/lot generates \$196,500. Options are to pay \$1,500 up front or to finance. Financing can be at 10 years at 6.25%, 7 years at 6.15%, or 5 years at 6%.

Owners who pay up front incur no interest charges as their lot ownership will not be counted in the amount financed.

HYPOTHETICAL SCENARIO -- Owners of 20 lots choose to pay up front so \$30,000 will be deducted from the \$196,500.

Therefore, the amount financed will be \$166,500 among 111 lots (keeping in mind that some owners have 2 lots and 2 have 1 ½ lots). The amount needed for loan repayment will be added to their BFCA annual assessment for the length of the loan.

Original loan amount -- \$1,500/lot

\$202.10 added annual for 10 years = \$2,021.00 including interest over loan life

\$264.25 added annual for 7 years = \$1,849.75 including interest over loan life

\$347.99 added annual for 5 years = \$1,739.95 including interest over loan life

Owners of 2 lots would be double that cost.

Owners of 1 ½ lot owners would owe 1.5 times that amount.

A question arose regarding how the HOA maintains compliance with the covenants if it rebuilds some structures and not others. An opinion was expressed that from a legal perspective, it would likely be viewed that the Board used reasonable care in considering the circumstances, e.g. the prohibitive cost

and adverse impact on residents to rebuild everything after destruction resulting from a natural disaster ("act of God").

A resident suggested that the Covenants could be changed to eliminate the requirement for following them. Another resident explained that amending the Covenants required 75% approval. (Specifically, Covenants IX.2.B. – amending the covenants requires a 75% vote of the Board and 75% of the lot owners (98.25 lot owners) or 80% of the individual voting membership (104.8) owners.)

Another resident suggested that all the infrastructure could be removed. It was noted that to do so, in addition to being against the Covenants, would cost over \$50,000 which would be levied to the owners by adding approximately \$400.00 to the annual assessment.

A question was asked whether property insurance would be available for newly-built structures. Nancy Wood stated her research showed it is difficult to obtain but may be available in the secondary market. She will pursue it for premium pricing and coverage levels available.

Treasurer's Report –Nancy Wood

Blairstone Forest Community Association, Inc.
Balance Sheet
As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
BoA Checking	37,969.72
BoA Emergency	20,117.60
BoA Infrastructure	9,376.66
BoA Prepay	34,617.02
Total Checking/Savings	102,081.00
Accounts Receivable	
Accounts Receivable	42,374.82
Total Accounts Receivable	42,374.82
Total Current Assets	144,455.82
TOTAL ASSETS	144,455.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,019.15
Total Accounts Payable	3,019.15
Total Current Liabilities	3,019.15
Total Liabilities	3,019.15
Equity	
Opening Balance Equity	84,116.72
Retained Earnings	-2,889.51
Net Income	60,209.46
Total Equity	141,436.67
TOTAL LIABILITIES & EQUITY	144,455.82

BFCA Bank of America Accounts on April 29, 2025

Operating Checking \$28,591.35

Prepay Checking \$34,617.02

Emergency Savings \$20,117.60

Infrastructure Savings \$9,376.66

BFCA Banking Total \$92,702.63

BFCA 2025 Budget -- \$72,050.00

Total in Checking Accounts as of 4/29/25 -- \$63,208.37

Architectural Control Committee Report – Patti O’Hay, Interim ACC Chair

ACC Requests Approved

1683 Silverwood Drive – Fence

1720 Brookside Boulevard – Front Porch

ACC Request Denied

1750 Harvest Place – AC Unit inside a garage

The committee is working to identify offenses and notify homeowners who are not in compliance with BFCA By-Laws.

Pond Report – Midori Okasako

Blairstone Forest Pond Report: APRIL 2025 (Mark & midori Okasako, Mike Studer)

APRIL

- * Scooped floating/ submerged algae and tree debris (small branches) in small lobe
 - * Applied beneficial bacteria treatments in small and large lobes (first week of April)
 - * Applied algaecide treatment in small lobe (third week of April)

 - * As a temporary measure, deadhead invasive yellow iris, to minimize seed dispersals
- Our Blairstone Forest resident, Roly Torres, has volunteered to assist with pond efforts*

Karen Willes moved that Roly Torres be added to the volunteer list for insurance purposes. Motion passed – Unanimous.

Projection into May (and into early summer)

- * To resume 'new' beneficial bacteria treatments
- * To continue scooping submerged algae in small and large lobes
- * To request for mosquito fish from Leon County
- * To thin out over-competing, non-native/ yellow irises (by removal of rhizomes), to reintroduce native Blue Flag irises
- Also, thinning out current yellow iris masses would allow more area for visiting wading birds (e.g. Great Blue Herons, White Egrets) to have access to shallow waters of our pond

~~~ FYI . . .

**\* As in previous years, until end of May, our pond area has been nesting grounds for our returnee waterfowls.** For YOUR safety and for the protection of these waterfowls, please take PRECAUTIONS when visiting the pond area, especially when with your dog/s and children. (Please DO NOT harass/disturb the waterfowls, stay away from their nests/eggs areas.)

**GREEN ACRES has been contracted to professionally manage vegetative growths on our pond pathways;** therefore, it is no longer necessary for pondside residents to mow pond pathways by their properties.

~~~ PLEASE . . .

. . . **DO NOT DISPOSE OF** leaves, tree debris, mowed grass/weed clipping, plastic bags (e.g. with dog poop), beverage bottles/cans/cups, food, cigarettes, etc. into our pond

. . . **BE CARING, BE KIND to our wildlife** that depend on our neighborhood's natural environment, particularly the pond area. Our forest/pond environment is also their habitat (home).

THANK YOU for your cooperation

Concerns or Questions by Association Members

Tracie Priest asked if those who live on 2 lots could be considered 1 parcel for payment. The answer was no as assessments are by lots, not parcels.

The next scheduled meeting of the BFCA Board of Directors will be at 6:30 P.M. on Tuesday, May 27, 2025, at Jack McLean Community Center, 700 Paul Russell Road.

The meeting place may need to change due to Jack McLean Community Center air conditioner replacement. Confirmation will be forthcoming in a future announcement.

Meeting Adjourned – 8:21 P.M.