

**BFCA Board of Directors Agenda  
Jack McLean Community Center  
700 Paul Russell Road  
Tuesday, July 22, 2025  
6:30 P.M.**

**Call to Order and Welcome**

**Members and Guests Present**

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

***Property Manager -- Contact Information***

Kayla McKee

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**Old Business**

*Fine Resolution & vote*

Two fines remained on the BFCA books. The fines were levied for violations that occurred and correct procedures were followed. However, the Covenants were not revitalized until February 2025.

Harriette Hudson, February 2020 -- \$33,128.91 – Tree fine

Cainnon & Kiki Gregg, February 2024 -- \$102.72 – Garbage Can fine

To quote Kristin Gardner, our BFCA attorney – “From a legal perspective, the Covenants were not enforceable at the time that the fines were levied and the violation occurred. The Board will need to vote to move forward with collection or not based on that legal analysis.”

The motion with vote to rescind the fines of Harriette Hudson and Cainnon & Kiki Gregg was unanimous. Karen Willes spoke with both parties by phone and EMS provided each of them a zero balance statement with the fine amount rescinded.

### *Brookside/Nestlewood sign update*

Signs Now has the new pole and hardware to replace the street sign for the Brookside Blvd/Nestlewood Ln corner. However, construction continues at the 1744 Nestlewood address – the corner entrance where the problem occurred. Until construction is complete, Signs Now will keep the new pole and hardware until such time as it can be replaced without future potential incidents.

### *Split Rail Fences update*

6 fences, ~230' total with work ending on June 6

Kiwi Construction of Tallahassee was paid \$6,452.00.

### *Long Boardwalk update*

Work began June 6th at the Silverwood entrance to determine the best approach. The contractor, Greg Taylor Forestry & Mulching, received an initial draw of \$3,500 for expenses. Upon assessment he decided the decking materials could not be salvaged for reuse in future projects. This means debris removal can be completed quicker with heavy equipment when it gets underway.

Removal began on June 30 and half of the long boardwalk was removed. The project has been paused until it is possible to continue. Recent rains have created a swamp so work will continue when the area dries out. At this time, Greg Taylor has been paid for half of the project (\$6,750) and will be paid the balance when the work is completed.

### *Association Loan update & vote*

Until there is assurance that the fines and overdue accounts no longer prohibit BFCA from being accepted for a loan, the loan application will not be submitted by our property manager. In the ensuing discussion with the residents, the loan application will not be submitted. Any plans for future projects will be funded by raising assessments to save money for the project without securing a loan to pay for the project.

Regarding dealing with the delinquent accounts, Kayla McKee, the BFCA Property Manager, has confirmed that all the overdue accounts have been referred to the attorney group for legal action against the delinquent accounts.

### *Pond Infrastructure update & vote*

Spartan Exteriors proposal(s):

Complete removal of pond infrastructure -- \$21,786.00

Removal and Rebuild of Observation Deck – \$19,174.20

Removal and Build of Boardwalk Walkway instead of Observation Deck – \$13,501.00 (if it includes demo of existing Observation Deck)

Residents have asked previously if it would be possible to get insurance for the new infrastructure if it was replaced. Nancy Wood researched it and found that an annual policy would be \$5,600 but that there was an exclusion for wind damage. In addition, Karen Willes had asked the same question of Joe Webster of Spartan Exteriors and was told that boardwalks and docks cannot be insured.

The motion with vote to accept the Spartan Exteriors Estimate 269 for \$21,786.00 was unanimous. Payment will be made through the Emergency Fund and will not require any additional funding for the project. Removal includes the bridge, the boardwalks to the bridge, the gazebo, and the observation deck. The small bridge that connects the pond lobes and the short boardwalk beside 1721 Silverwood Drive will remain. The BFCa project is next in line on the Spartan work schedule and when begun, is expected to take approximately 2-3 weeks.

## **New Business**

### **Discussion and suggestions for priority for future projects**

*Front Entrance*

*Landscaping*

*Pond Walkway*

*Stormwater Management*

*Infrastructure Management*

*Tree Management*

### **Treasurer's Report – Mary Brand**

### **Architectural Control Committee Report – Michelle Torres**

### **Pond Report – Midori Okasako**

### **Concerns or Questions by Association Members**

**The next scheduled meeting of the BFCA Board of Directors is planned for 6:30 P.M. on Tuesday, August 26, 2025, at Jack McLean Community Center at 700 Paul Russell Road.**

**Meeting Adjourned**