

**BFCA Board of Directors Agenda  
Jack McLean Community Center  
700 Paul Russell Road  
Tuesday, October 28, 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  
Email: Kayla@mycamfirm.com  
Executive Management Services, Inc.  
719 E Park Ave Tallahassee, FL 32301  
Post Office Box 13089  
Tallahassee, Florida 32317  
Telephone: (850) 878-3134 x 3  
Facsimile: (850) 656-0510

**Old Business**

The minutes of the BFCA Board Meeting on Tuesday, September 30, 2025 were approved by text on Thursday, October 2, 2025 (Approve--Wood/Willes; Abstain--Priest) and were sent to the webmaster for publication on the BFCA website – [www.blairstoneforesthoa.com](http://www.blairstoneforesthoa.com) .

*Small Bridge/Short Boardwalk Maintenance progress* – Work completed -- Pressure washed, repaired, and stained; preservation treatment to walkway posts; smooth concrete entrance to from Silverwood Drive onto Silverwood Walkway and additional aggregate stability with extra Gravel-Lok on Silverwood exit to pond path. All work paid with donations of over \$4.000.

*Brookside Walkway progress* – Seven donors funded the Brookside Walkway. The \$14,000 estimate with Spartan Exteriors has been signed. Construction should begin in approximately 8-10 weeks based on the work already scheduled for Spartan Exteriors.

*Covenants Violations Vote* – ACC Report – Covenant violations were resolved and there was a board vote to rescind the violations.

- 1737 Brookside Blvd – Inoperable vehicle is no longer on property on in sight.
- 1748 Brookside Blvd – Repairs are happening.
- 1737 Nestlewood Ln – Vegetation has been cut so plants no longer cover garage.
- 1670 Silverwood Dr -- Inoperable vehicle violation resolved before board vote.

1708 Silverwood Drive – Inoperable vehicle violation forwarded to Fine Review Committee for meeting on October 8. However, vehicle was removed on October 8 before the meeting.

ACC Homeowner Requests approved:

1702 Silverwood Drive

- 1) Change exterior of house walls from yellow to beige.
- 2) Lengthen walkway with gravel and pavers

1740 Brookside Blvd

Change exterior siding color from yellow to gray.

*Budget Discussion* – Draft budgets – Independently-generated draft budgets were presented and discussed. Priorities are: (1) Fixed Costs; (2) Reserves; & (3) Projects – in that order. The budget will be finalized and voted on at the next Board Meeting on Tuesday, October 28, 2025. During this meeting the board agreed that the 2026 annual assessment will be \$850.00 or less, depending on the decisions made to return funds to reserves and funds needed for future projects. Lot owners were encouraged to prepay toward the 2026 assessment so less will be owed on January 1, 2026.

## **New Business**

Brookside Walkway progress

Nominating Committee

ACC Discussion

Budget Discussion and Vote

## **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, November 25, 2025, at Jack McLean Community Center at 700 Paul Russell Road.**

## **Meeting Adjourned**