

**BFCA Board of Directors Minutes
Jack McLean Community Center
700 Paul Russell Road
Tuesday, June 30, 2026 at 6:30 p.m.**

Call to Order and Welcome at 6:34 p.m.

Members and Guests Present

Nancy Wood, President; Mark Okasako, Vice President; Karen Willes, Treasurer;
John Dowler, Llona Geiger, Maritza Mattos, Midori Okasako, Frank Roycraft

Property Manager - Contact Information

Kayla McKee
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Executive Management Services, Inc.
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Old Business

The minutes of the BFCA Board Meeting on Tuesday, 5/26/2026 were unanimously approved by email on Thursday, 5/28/2026 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthwa.com.

New Business

GRANT SUBMITTED.

A grant application was submitted on 6/8/2026 for the 2026 Leon County Neighborhood Recognition Program. BFCA has won this award for Small Neighborhood of the Year twice before, in 2022 and 2017. Thank you to our neighbor Llona Geiger for handling this.

ENCROACHMENT ACTIVITY UPDATE.

The survey completed for BFCA identified 3 properties along Wekewa Nene in neighboring Indianhead Acres with structures that encroach on BFCA land to varying degrees. An encroachment notice was sent by our attorney on 6/16/2026 by certified mail to each owner. All three property owners have responded and the issues are being reviewed in coordination with the Apalachee Land Conservancy (ALC) to determine how to proceed.

NOLA UPDATE. [Notice of Late Assessment]

At last month's meeting the board approved mailing a formal Notice of Late Assessment (NOLA) to each owner. There were 8 residents (9 lots) in the community who had not paid the assessment this year. Nine notices were sent on 6/12/2026 by certified mail with 30 days to pay the amount outstanding. If not paid and no response from the owner, the owner's account will be turned over to an attorney for handling.

Of the nine notices mailed, six owners have signed to acknowledge receipt. The remaining notices will be resent if a more current mailing address can be identified. As of today, June 30, three deposits (for 3 resident accounts) have been received since the mailing and are being processed.

2027 BOARD MEETING SCHEDULE

The meeting schedule for the 2027 calendar year was discussed and it was agreed to change from monthly meetings to a bi-monthly schedule (every other month) with a few exceptions. The proposed dates are: Jan 26 (annual meeting with elections and identification of officers), Mar 30, May 25, July 27, Sept 28, Oct 26 and Nov 30. Also, Jan 25, 2028 was added for the annual meeting in the following year. The meeting location will not change. The schedule will be finalized and published to the website calendar after confirmation that the location is available to reserve on these dates.

TREASURER'S REPORT PRESENTED.

BFCA Bank Account Balances at Bank of America as of 6/30/2026:

Operating Checking -	\$ 57,995.92
Prepay Checking -	\$ 150.00
Emergency Savings -	\$ 8,337.48
Infrastructure Savings -	<u>\$ 37,989.78</u>
Total in all accounts -	\$104,473.18

ACC REPORT PRESENTED.

POND REPORT PRESENTED.

[LINK TO REPORTS PRESENTED: Click Here](#)

CONCERNS OR QUESTIONS BY ASSOCIATION MEMBERS.

A resident inquired about restrictions on rental properties in the neighborhood. It was confirmed that if the owner does not live in the house and rents it out space, short term leases are not permitted. There is a 90-day minimum lease requirement.

A resident asked if dead or dying trees on common ground that are close to her house could be assessed by an arborist and removed if necessary. The board will arrange for this soon and recognizes there may be a charge for the assessment service. It was decided to use Steve Pichard at AAA Tree Service; he has proven to be a reliable source for making every reasonable effort to protect our trees, avoid unnecessary tree removal and keep costs to a minimum.

It was noted that trespassing remains a periodic issue. In a recent incident, pond plants were damaged and a pole was left behind by individuals who hastily left after they were discovered fishing. Blairstone Forest residents are reminded to report suspicious persons to the Consolidated Dispatch Agency by calling (850)606-8500 and referencing the TPD Incident Number: 26-43737.

The next scheduled meeting of the BFCA Board of Directors is planned for 6:30 p.m. on Tuesday, July 28, 2026, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned at 7:38 p.m.