

**BFCA Board of Directors Minutes
Jack McLean Community Center
700 Paul Russell Road
Tuesday, August 25, 2026 at 6:30 p.m.**

Call to Order and Welcome at 6:31 p.m.

Members and Guests Present

Nancy Wood, President; Mark Okasako, Vice President; Karen Willes, Treasurer;
Llona Geiger, Mario Lopez, Mike McCrea, Patricia O'Hay, Midori Okasako, Tracie Priest,
Frank Roycraft, Andrew Schaefer, Jackie Schaffer, Fred Willes;
Jim Cox, guest from Indianhead Acres neighborhood

Property Manager - Contact Information

Kayla McKee
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Old Business

The minutes of the BFCA Board Meeting on Tuesday, 8/4/2026 were unanimously approved by email on Thursday, 8/6/2026 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthoa.com.

New Business

ENTRANCEWAY REPAIR.

On July 2, a truck operated by a resident's lawn service company hit the center planter box in the driveway center and damaged the wood siding. The damage was repaired on July 23 for \$300 by Seminole Property Solutions, the same contractor we used to repair similar damage 6 months ago.

On August 25, the board received a check from the lawn service company for \$300 to reimburse BFCA for the cost of damage repairs.

The need to widen the driveway entrance in order to mitigate this recurring problem was discussed. A proposed plan was reviewed and the goal is to finalize it for budget purposes at the next meeting.

ENCROACHMENT ACTIVITY UPDATE.

The survey completed in May 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. A tentative resolution is underway, with one owner removing his structures from BFCA land and the 2 other owners potentially entering into an agreement with BFCA and ALC to preserve property rights.

COVENANTS VIOLATION REVIEW

Tree Removal at 1693 Silverwood. On July 16 the homeowner had 5 living trees and 1 dead tree removed by a tree company. This occurred after a tree unexpectedly fell on the owner's house causing severe damage which resulted in the owner declaring an emergency situation and notifying a Board member as required. In support of the removal the owner made a good faith effort to provide all available documentation. Upon reviewing it, particularly the BFCA Tree Removal Request Form signed by the tree company representative, the Board determined his ISA certified arborist number was not active as required by the BFCA rules on tree removal. The Board has communicated with ISA which indicated this practice constitutes an ethics violation.

Exterior Maintenance at 1748 Brookside. At the August 4 meeting, the Board voted to impose a fine for a roof repair issue. Afterwards the owner contacted the Board to offer mitigating circumstances surrounding the issue.

NOLA UPDATE. [Notice of Late Assessment]

At last month's meeting the board reported that of the 9 notices sent in June for nonpayment of the 2026 assessment, 5 accounts were still unpaid. Since then 2 have paid in full (one was an outstanding balance from a partial payment). Of the 3 that remain outstanding, one has received a 60-day extension to pay (request for temporary hardship). The other two accounts are for 2 lots owned by one resident and the accounts have been referred to the BFCA attorney for handling.

TREASURER'S REPORT PRESENTED.

BFCA Bank Account Balances at Bank of America as of 8/4/2026:

Operating Checking -	\$ 56,014.85
Prepay Checking -	\$ 985.00
Emergency Savings -	\$ 8,338.03
Infrastructure Savings -	<u>\$ 37,992.32</u>
Total in all accounts -	\$103,330.20

ACC REPORT PRESENTED.

POND REPORT PRESENTED.

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

CONCERNS OR QUESTIONS BY ASSOCIATION MEMBERS.

A resident asked what to do if a neighbor's large tree is threatening her property with large branches overhead. The options include notifying the neighbor, in writing if necessary, to request the tree be removed or pruned; or else to hire an expert tree company to prune the portion of the tree that extends overhead (across the property line).

A resident inquired about the authority of BFCA to deal with renters who do not follow the rules. It was explained the homeowner is ultimately responsible for these problems and BFCA will send notice of covenant violations when warranted, but violations of law need to be reported directly to law enforcement by residents.

The next scheduled meeting of the BFCA Board of Directors is planned for 6:30 p.m. on Tuesday, September 29, 2026, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned at 7:55 p.m.