

BFCA Board of Directors Minutes
Jack McLean Community Center
700 Paul Russell Road
Tuesday, September 29, 2026 at 6:30 p.m.

Call to Order and Welcome at 6:33 p.m.

Members and Guests Present

Nancy Wood, President; Mark Okasako, Vice President; Karen Willes, Treasurer;
Mario Lopez, Maritza Mattos, Midori Okasako, Tracie Priest, Frank Roycraft, Vicki Tauxe, Fred Willes

Property Manager - Contact Information

Kayla McKee
Email: Kayla@mycamfirm.com
Executive Management Services, Inc.
719 E Park Avenue, Tallahassee, FL 32301
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Old Business

The minutes of the BFCA Board Meeting on Tuesday, 8/25/2026 were approved by email on Thursday, 8/27/2026 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthoa.com.

New Business

NOMINATIONS FOR 2027 BOARD OF DIRECTORS

The Nomination Committee has one candidate nominated to serve as a director on the Board for 2027. Nominations remain open until October 27.

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. The property owners were notified and their responses have been addressed in coordination with the Apalachee Land Conservancy (ALC). One owner has removed all structures from BFCA land so the matter is closed. The 2 other owners each have a property survey that disputes our survey and they appear to be legally defensible. These remaining issues are minor compared to the owner who removed his structures. The Board and ALC have agreed that the legal costs to pursue this any further would outweigh any benefit.

BUDGET DISCUSSION

The BFCA budget was discussed. The 2026 budget was reviewed for common understanding, then compared to two possible budgets proposed by board members for the 2027 cycle. Based on the proposals the 2027 assessment amount would range between \$775 and \$685 per lot. The assessment amount will be determined at the next meeting in October.

ENTRANCEWAY WIDENING

The need has been discussed to widen the driveway entrance in order to reduce recurring damage to the planter boxes when hit by vehicles. The plan as presented would shift the wall of each side planter box that is adjacent to the driveway and move it closer to the brick columns, to widen the driveway about 12” in each direction. Residents asked to consider removal of the center planter box instead, and place the sign in the planter box on the north side of the driveway. This option will be explored for pricing and budgeting.

The need to patch 3 surface tears in the road along Silverwood Drive was discussed and a quote for \$2600 was provided.

The need to pressure wash and stain the boardwalks during 2027 was discussed and a quote was provided for pressure wash \$675 and stain \$1950. All 4 boardwalks were rebuilt and/or reconditioned in 2025 with donated funds from residents. To maintain their condition and usability, routine maintenance is needed every 2 years.

REVITALIZATION UPDATE

In February 2025, under legal guidance the Blairstone Forest Community Association became revitalized and achieved certification status with the Florida Department of Commerce. A BFCA homeowner has filed a legal proceeding with the Department, disputing the approved certification. The matter is pending legal review.

SPEEDING ISSUE

Options were discussed to address the problem of speeding vehicles in the neighborhood, including the installation of speed barriers and additional signage. General cost estimates were provided for budgeting.

The BFCA property manager will send notification to a resident who has been repeatedly observed exceeding the posted 20 mph speed limit.

TREASURER’S REPORT PRESENTED.

BFCA Bank Account Balances at Bank of America as of 9/28/2026:

Operating Checking -	\$ 53,798.61
Prepay Checking -	\$ 1,185.00
Emergency Savings -	\$ 8,338.31
Infrastructure Savings -	<u>\$ 37,993.61</u>
Total in all accounts -	\$101,315.53

ACC REPORT PRESENTED.

POND REPORT PRESENTED.

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

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, October 27, 2026, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned at 7:41 p.m.