

**BUCKHORN PRESERVE HOMEOWNERS' ASSOCIATION, INC.**

**April 5<sup>th</sup>, 2025**

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**Annual Membership Meeting**

**11 a.m.**

**Minutes of Annual Meeting of Members**

- I. Roll Call – (12 of 419) Less than Quorum in attendance either present or via proxy.
  - a. Members Present:
    - i. Hugh & Cristine Sutherland 2826PL
    - ii. Cecil & Debora Hock 4102BD
    - iii. Richard & Sandra Gerun 2817PL
    - iv. Anthony & Vickie Hingle 4211FC
    - v. Howard Heidorn Jr. 2806PL
    - vi. Brenda DelliVeniri 2729PL
    - vii. Jaqueline Fridie 2831BP
    - viii. Kristin Jeffers 2710KS
    - ix. Derek Overby 2707KS
    - x. Marko Dowgal
    - xi. Kristi Overby
    - xii. David Jeffers
- II. Proof of Notice of Meeting
  - a. First Notice Sent: 2/11/2025
  - b. Second Notice Sent: 3/17/2025
- III. Reading and Approval of Minutes
- IV. Voting
  - A. Announcement of Directors
  - B. Rollover of Funds
- V. Reports of Directors and Committees
- VI. Unfinished Business
- VII. New Business
- VIII. Adjourned due to lack of membership quorum at: 11:05 a.m.

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**Board of Directors Meeting**

**Immediately Following the Annual Meeting**

**Minutes of Board of Directors Meeting**

- I. BOD Meeting Called to Order at: 11:05am
  - a. Roll Call
    - i. Marko Dowgal, representing Dowgal Community Association Services (DCAS)
    - ii. Saige Ring, representing DCAS
    - iii. David Jeffers, President
    - iv. Kristi Overby, Secretary
      1. 2 Directors of 3 Present – Quorum Achieved
- II. Members Present:
  - a. Kristin Jeffers 2710KS
  - b. Derek Overby 2707KS

c. Jaqueline Fridie 2831BP

III. Election of Officers

- a. Current Board staying on – No additional volunteers, one vacancy remains.
  - i. President, Treasurer - David Jeffers
  - ii. Vice President – Debra Jarboe
  - iii. Secretary – Kristi Overby
  - iv. Director - Vacant
  - v. Director - Vacant

IV. Approval of Minutes – All approved

V. Organizational Business as read by Marko Dowgal and unanimously approved by Board Vote:

- A. Designation of Signatories on Association Bank Account
  - a. David Jeffers, President - approved
- B. Designation of Liaison to Management Services Company
  - a. David Jeffers, President - approved
  - b. Manager to facilitate budgeted expenses only and via online banking.
- C. Designation of Liaison to Attorney
  - a. David Jeffers, President - approved
- D. Procedures for Board Receipt of Board Meeting Information
  - a. Electronic Delivery via Email/Web
- E. Limited Authorities Granted
  - a. President – Approval Authority - \$2500 - approved
  - b. Manager – Budgeted Expenses – Online Banking Only
- F. Meeting Minutes Transcribed/Tapes Destroyed
  - a. All Meeting Minutes produced by DCAS/No Recordings exist.
- G. Posting meeting Notices
  - a. No Volunteers – Management to facilitate.
  - b. Posting at all 3 entrances
- H. Board Certification
  - a. FL law states all Board members must be certified. Confirmation from attorney is forthcoming; DCAS will forward information to the Board.
- I. Next Meeting – Tuesday July 17<sup>th</sup>, 2025, at 6:30 p.m. via Zoom

VI. Old Business – BP/Durant Entrance Accident

- a. Current Status:
  - i. Driver’s insurance covered majority of cost.
  - ii. DCAS holding off on insurance claim for the remainder of cost due to policy expiring, obtaining new quotes for renewal to lower overall insurance expenses for the Association.

VII. New Business

- A. Appoint 2025/2026 Committee Members
  1. ACC Committee
    - a. Hugh Sutherland
    - b. Melissa Dowgal
    - c. Amy Smith
      - i. David Jeffers motioned to approve the ACC Members as listed.
      - ii. Seconded by Kristi Overby
      - iii. All in favor: Unanimous Approval

2. Fining Committee
  - a. Amy Smith
  - b. Rick Smith
    - i. David Jeffers motioned to approve the Fining Committee Members as listed.
    - ii. Seconded by Kristi Overby
    - iii. All in favor: Unanimous Approval
- B. Chain-link irrigation enclosure in Fleewell retention pond
  - a. Family Fence to do work; \$2,040
  - b. Approved unanimously
- C. Family Fence repairing Pearson fence (Hurricane Milton damage) on 4/7/2025
  - a. Previously approved by David Jeffers; \$1,580
  - b. Replacing 8ft fence with 6ft fence to reduce possible wind damage
- D. Proposal to create perimeter fence review project to determine feasibility of masonry replacement of PVC due to age of PVC, in lieu of pillar replacement
  - a. DCAS explained the option to replace current PVC with masonry to extend lifespan and aid in noise reduction.
  - b. The process would be as follows:
    - i. Obtain advice from Association General Council
    - ii. Determine starting point
    - iii. Reach out to current masonry vendor to get a general price range for this kind of project
    - iv. Obtain engineering drafts
    - v. Obtain homeowner(s) approval for sections that would be along that homeowner's property
    - vi. Obtain permits
  - c. Unanimously approved DCAS to "start the conversation" with corresponding vendors and attorney to determine feasibility
  - d. The actual project not to be started, this is only to determine the feasibility of this project based on expert opinions, possible cost, timeframe, etc.
  - e. Board unanimously approved DCAS to facilitate and manage this project
- E. Reviewed violation standards
  - a. All violation standards to stay the same, except:
    - i. Discolored roofs (pressure washing can cause damage to roofs); only send notices for damaged roofs
    - ii. Basketball hoops (Board previously voted not to violate for this)
    - iii. Trash cans/recycle bins in public view: DCAS not to violate for this unless a homeowner complains about a specific property, or if cans/bins are left by the curbside/on the sidewalk indefinitely.
      1. Board unanimously approved
- F. Driveway paint colors
  - a. Jaqueline Fridie (2831BP) asked about approved driveway paint colors
  - b. DCAS to research and post colors on website for homeowner convenience

## VIII. Adjournment

- i. David Jeffers motioned to adjourn the meeting at 11:55 a.m.
- ii. Seconded by Kristi Overby
- iii. All in favor: Unanimous Approval