



BLUE JORDAN FOREST OWNERS' ASSOCIATION

Board of Directors Meeting Minutes

January 13, 2016

1. Call to Order:

Director McKenzie called the meeting to order at 6:31 p.m. at Jim Gorman's Barn – 2918 Indian Pipes Trail.

2. Roll Call:

A quorum was present with the following Directors in attendance:

1. Milton "Pinky" McKenzie
2. Glenn Cutts
3. Bert Kleckner
4. Carole Scroggins
5. Teresa Jacobi

3. Approval of Minutes:

The Board of Director's received an electronic draft copy of the December 9, 2015 minutes on January 10, 2016. A motion was made by Director Scroggins to accept the minutes as received. Director Cutts seconded the motion. All of the Directors voted unanimously.

4. Monthly Financial Report / Treasurer's Report: Director Scroggins:

Director Scroggins reported that the ending balance for November 30, 2015 was \$25,021.91. Deposits were \$3,933.60. Expenses were \$6,025.19, with a balance of \$22,930.32 as of December 31, 2015. As of January 12, 2016 we deposited \$28,826.10 and expenses were \$818.52 and the balance is \$50,937.90. Director Kleckner made a motion to accept the Financial

Report as presented. Director Jacobi seconded the motion. All of the Directors present voted unanimously.

Reserve Account: The Reserve Account Balance as of November 30, 2015 was \$61,081.21. Our scheduled deposit for this quarter is \$2,000.00 with a balance as of December 31, 2015 of \$63,081.21. Director Cutts made a motion to accept the financial report has presented. Director Jacobi seconded the motion. All Directors voted unanimously.

SNAP Collections: Director Scroggins stated that we received payoff on two more properties. Director Scroggins is waiting for the deposit on the last one. She has sent two properties to SNAP and they informed us that one of them was owned by some corporation now. She stated that she has completed 5 or 6 more Estoppels regarding property being sold; property is still moving in BJJ. President McKenzie also stated that we have several houses being built.

5. Officer's Report:

President's Report: President McKenzie thanked all the members present for attending and showing their support.

Gates: President McKenzie stated that we had a little bit of a problem this past week with the gates. One of the kids that was getting off the bus tore the gate up, then again the following day. The third day, President McKenzie went to the location and took a picture of the kid tearing the gate up and called the Polk County Sheriff's Office. PCSO responded and talked with the kid and his mother and the kid assured the deputy he would not mess with the gates anymore. PCSO told the mother and the kid that if there were any more problems with the gates, they would not ask around, they would come straight to him. It is members like this that will cause our dues to go up if we all do not actively report vandalism when we see it. The committee is still trying to gather more information regarding all options to improve our community gates.

Road Committee: The roads were graded in the last few days and they are in pretty good shape. The Road Committee is still researching all options and funding to improve the roads.

Building Committee: Chair President McKenzie. Chairman Don Laycock was not present for a report; however, President McKenzie reported that the building is coming along; the walls are up; it's been framed on the inside; the doors need to be put on; finish the office part of it; get the electrician going; the plumber to finish up; and then Buddy is going to do the landscaping – level out all the dirt and dig the retention pound and the swell that is needed for the water to run, but it is coming along.

Refuse Committee: President McKenzie stated the roll-off dumpster worked out well and it appeared that many members used it. Everything is going well. Someone dropped off a donation of toys right where the sign says “no dumping” - down by Jim's medal collection that Jim does not really need so they will be placed in the dumpster.

Vice-President's Report. Director Cutts.

Ways and Means Report: Director Cutts did not have anything report this month.

Secretary's Report: Director Jacobi.

Florida State Statutes: Director Jacobi stated there was nothing new to report since the changes on July 1, 2015. The legislative session has just begun and she will keep reviewing for any possible changes that will affect BJJ.

Website: The website is working well. Director Jacobi stated the hotspot is working well and seems to be very cost effective. Anyone wanting to post something related to BJJ, please call Director Jacobi (863-514-9773).

Assistant Secretary's Report: Director Kleckner.

Welcome Committee: Director Kleckner stated that as far as the committee knows, no one new has moved in since last month's meeting.

Volunteers: Director Kleckner is keeping track of all the volunteer hours. As of today we have a total of 1379 volunteer hours from January 2015 to December 31, 2015 for volunteer work. This includes roadwork, maintenance, and administrative duties.

Committee Reports:

Architectural / Landscaping: Chair - Don Laycock. Chairman Laycock was not present to give a report. Pending next meeting.

Firewise Committee: Chair Don Laycock. Chairman Don Laycock was not present to give a report. Pending next meeting.

Deed Restrictions: Chair – Doris Knupp. Chair Doris Knupp was not present to give a report. Pending next meeting.

Fining Committee: The Chair, Rob Dedes was not present. Pending until next meeting.

Old Business:

6. **Beautification of Entrances.** Director Cutts reported that they have the list and the committee decided that the most southern side of the entrance will be completed first, until we know more details to finish the other side. President McKenzie stated that 175-foot is needed to run a straight shot down on the southern side.

Park Area for R. E. Byrd Entrance: Chairman Don Laycock was not present to give a report; however, Ernie stated that the area has been cleared out and the mailboxes were moved over to the other side to alleviate the traffic situation where they were. You can now park to the side of the mailboxes and not interfere with the traffic coming in and out at the gate area. The concrete pad was also moved. The next step will be to level and smooth out the area and plant grass and put some Florida friendly plants in the area.

7. New Business:

Election: Director Jacobi stated that the notification of the Annual Members Meeting will need to be mailed out not less than 20 days prior to the meeting which is February 13, 2016.

Sale of old truck: Director Kleckner brought up the old truck at the refuse site. The Directors discussed selling the old truck as scrap metal. Director Kleckner made a motion to sell the old truck as scrap metal. Seconded by Director Cutts. All Directors voted unanimously.

8. Open Session:

10. Executive Session: Discussed pending legal issues.

11. Next Meeting Date and location: The next meeting will be our Annual Members' Meeting on February 13, 2016 at Jim Gorman's Barn – 2918 Indian Pipes Trail at noon for lunch and the meeting will begin at 1:00 p.m. **PLEASE RSVP!**

12. Meeting Adjourned: President McKenzie made a motion to adjourn the meeting at 6:45 p.m. Director Jacobi seconded the motion. The Board members voted unanimously.

SECRETARY'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's Meeting held on January 13, 2016.

Teressa Sample Jacobi

Date: January 13, 2016

Secretary (Authorized Electronic Signature)

I hereby certify that the foregoing minutes were approved by the Board of Director's at the March 9016 Board of Directors Meeting.

Date: _____

Secretary