**BLUE JORDAN FOREST OWNERS’ ASSOCIATION**

**Board of Directors Meeting Minutes**

**March 9, 2016**

1. **Call to Order**:

**Director McKenzie** called the meeting to order at 6:30 p.m. at Jim Gorman’s Barn – 2918 Indian Pipes Trail.

1. **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. Teressa Jacobi

1. **Approval of Minutes:**

The Board of Director’s received an electronic draft copy of the March 9, 2016 minutes on March 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.

1. **Monthly Financial Report / Treasurer’s Report: Director Scroggins:**

Director Scroggins reported that the ending balance for January 31, 2016 was $25,021.91. Deposits were $49,091.05. Expenses were $27,177.48, with a balance of $44,843.89 as of December 31, 2015. In February, 2016 we deposited $6,422.46 and expenses were $6,835.87 and the balance is $44,430.48. As of February to date, deposits were $2,404.00 and expenses were $4,839.85 with a current balance of $41,994.63. Director Scroggins submitted the budget that will show quarterly activity instead of trying to show the entire year. 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 has not had any activity; therefore, the balance remains at $63,081.21. Director Kleckner 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 a couple more properties, which were small ones, not owing very much; however, paid up-to-date now. Most of the larger accounts are being taken over by mortgage company’s so that will be resolved between them and SNAP as to how much we will receive on those accounts.

1. **Officer’s Report:**

**President’s Report:** President McKenzie thanked all the members present for attending and showing their support. President McKenzie stated he had a call last night regarding kids on 4-wheelers doing donuts on Sand Pine; contacted one the parents and the parent said their son just got off probation and will take care of the situation.

**Gates:** President McKenzie stated he has a meeting tomorrow with a company to review our needs and obtain some bids for new gates. The committee is still trying to gather more information regarding all options to improve our community gates.

**Road Committee**: The roads are very dusty because there has been no rain; however, the committee was able to drag the roads somewhat to remove some of the ruts in the roads and cut some of the growth on the sides down, trying to throw some of the overgrowth and dirt back up on the shell that has been blown onto the shoulder of the roads by vehicles and 4-wheelers to get rid of some of the washboard and it seemed to help.

**Building Committee:** **Chair Don Laycock**. Chairman Don Laycock reported that the plumber should be onsite tomorrow to start the waterline; the electrician should be finished up tonight but if he did not finish tonight, he would be back in the morning to complete the electrical work. Don has a tentative note to the Civil Engineer to meet with us when he returns to the United States (he is due back in this Saturday), and we will meet with him onsite like the committee decided they wanted and Buddy Hopson is on hold until we have the meeting with Civil Engineer; the soil samples passed and once Buddy starts we can continue through to the end with the dirt work. Once we get the answer from the Civil Engineer on the changes and what is happening with the drainage then we will be able to move forward with the sheetrock, hopefully on Monday, and some trim-out and in 30 more days it should be done. The power company has been contact per President McKenzie.

**Refuse Committee**: President McKenzie stated someone illegally dumped a couple of couches and a TV; these items will be removed when the roll-off dumpster arrives Saturday for the BJF Clean Up Event. Everything is going well.

**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 BJF.

**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 BJF, 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. Don Laycock stated we have someone moving in on Scrub Jay Trail. President McKenzie reported someone has moved in on South Bear Run as well. Director Kleckner will check these two locations out for the Welcome Committee. Lot 200 has activity and we will continue to monitor this property for activity – they are currently clearing the lot.

**Volunteers:** Director Kleckner is keeping track of all the volunteer hours. As of today we have a total of **79 volunteer hours** from January 2016 to date. **The year 2015 we 1,379 hours of volunteer work with a total of 29 volunteers.**

**Keep Polk Beautiful Clean Up for BJF:** The dumpster will be delivered on Friday and it will be picked up on Monday morning. ABSOLUTELY NO HAZARDIOUS WASTE MATERIALS WHICH INCLUDES TIRES ARE ALLOWED IN THE ROLL-OFF DUMPSTER. The notice was posted on the website and at the Refuse Site. Director Kleckner picked up t-shirts and gloves and 1 case of water. Everyone volunteering needs to be at the Refuse Site at 9:00 a.m. Saturday.

**Committee Reports:**

**Architectural / Landscaping: Chair - Don Laycock.** Chairman Laycock stated the only one he is aware of is Lot 200 where they are clearing the land.

**Firewise Committee:** **Chair Don Laycock.** Chairman Don Laycock reported that he received the 2016 stickers and they have been posted. May 7th is a Firewise day that kicks off the year and we will have an event to do that for BJF. To date, no meeting has been scheduled at Indian Lake Estates yet.

**Deed Restrictions: Chair – Doris Knupp**.Chair Doris Knupp had nothing to report.

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

**Old Business**:

1. **Beautification of Entrances.** President McKenzie reported that the entrance fencing projects at all three entrances are now completed. President McKenzie reported that we are going to try and get the same nice looking signs that has our BJF logo for our information at the entrance. Moving the mailbox at Sand Pine will need to be move further away to make it work out better.

**Park Area for R. E. Byrd Entrance:** Still a work in progress.

**Tool Donations:** President McKenzie reminded everyone that we are still looking for tool donations for the new building. If anyone has any extra tools they do not need such as jacks, drills, wrenches, screwdrivers, air compressor, welders, etc., will be appreciated.

1. **New Business:**

**Signs:** President McKenzie and Don Laycock are looking into getting a new sign just like the sign we have that states Blue Jordan Forest, which will be an information sign that matches the Welcome to Blue Jordan sign.

**Sand Pine Gate and Mailboxes:** Don Laycock stated that the mailboxes on Sand Pine will need to be moved much further down. President McKenzie said he is meeting with a gate company tomorrow and he plans on moving the Sand Pine gate down to the curb, past the driveway where Shawn lives. It is much wider at there and there is more room for traffic and mail pickup and delivery. This area has become a bottle neck now and holds up traffic when they stop at the mailboxes. We will need to research where the easements are for BJF in that area. Pending until next meeting.

**Prioritizing Improvements:** Director Kleckner stated that all of the improvements thus far are all good things and everything looks great; however, he wants the Board to meet and prioritize the projects we want to do. Should the roads or the gates be the next priority, per Director Kleckner? The roads seem to keep getting pushed back. Director Jacobi stated that on the road issue, there is nothing we can do other than keep maintaining the roads until the lawsuit has been finalized, because no bank or any other financial institution that will loan BJF money when we have an open lawsuit. This lawsuit may not be over for a very long time and every loan institution asks that question on every application. We need to keep moving forward with projects that we can complete without needing a loan. Gates are very important also because of all the problems we are having with our current gates and we are spending too much on repairing the old gates.

**2016 Committee Chairs:** President McKenzie asked for volunteers to chair the various committees this year, such as the road committee, the gate committee, the building committee, deed restrictions committee, etc. Please think about chairing a committee. Pending until next meeting.

**Light at the Mailboxes**: President McKenzie stated that since the mailboxes were moved, it seems to be too dark in the evening hours to see the boxes and key pad. We have a donation of a light and Don Laycock donated a pole, and the plumber is going to dig the ditch when they dig the waterlines at the building and put up a safety light. The only expense will be to purchase the wiring. That expense is less than required for a vote by the board and we will purchase the necessary wiring for the light project.

1. **Open Session:**

**10. Executive Session:** Discussed pending legal issues.

**11. Next Meeting Date and location:** The next meeting will be on April 13, 2016 at Jim Gorman’s Barn – 2918 Indian Pipes Trail at 6:30 p.m.

**12. Meeting Adjourned:** President McKenziemade a motion to adjourn the meeting at 7:07 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 March 9, 2016.

Teressa Sample Jacobi Date: March 17, 2016

Secretary (Authorized Electronic Signature)

I hereby certify that the foregoing minutes were approved by the Board of Director’s at the March 2016 Board of Directors Meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Secretary