**BLUE JORDAN FOREST OWNERS’ ASSOCIATION**

**Board of Directors Meeting Minutes**

**April 13, 2016**

1. **Call to Order**:

**Director Cutts** called the meeting to order at 6:47 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 – absent due to medical issues
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 April 13, 2016. A motion was made by Director Scroggins to accept the minutes as received. Director Cutts seconded the motion. All of the Directors present voted unanimously.

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

Deposits for March were $8,143.46. Expenses were $24,178.68, with a balance of $28,395.26 as of March 31, 2015. April 1-12, 2016 we deposited $2,428.12 and expenses were $4,616.00 and the balance is $26,207.38. Director Jacobi made a motion to accept the Financial Report as presented. Director Kleckner seconded the motion. All of the Directors present voted unanimously.

**Reserve Account:** The Reserve Account as of April 12, 2016 is $65,081.21, which includes our first quarter deposit of $2,000.00. Director Jacobi made a motion to accept the financial report has presented. Director Kleckner seconded the motion. All Directors present voted unanimously.

**New Building Insurance.** Director Scroggins stated that we now have the new building insured for liability.

**SNAP Collections:** Director Scroggins stated that we received payoff on one property. Late notices have been sent to members that are 90 days overdue with their dues and they have the deadline of April 15th to pay in full before they are turned over to SNAP for collection and most of them are getting caught up.

1. **Officer’s Report:**

**President’s Report:** President McKenzie was not present due to medical appointments

**Gates:** Director Kleckner stated the gates are working. The committee is still trying to gather more information regarding all options to improve our community gates.

**Road Committee**: Director Kleckner stated that he did some patchwork with soft spots on R. E. Byrd Road and the process will continue until completed.

**Building Committee:** **Chair Don Laycock**. Chairman Don Laycock reported that we have had some movement by Norris Engineers on approving our requested revisions to the site work. Buddy Hopkins was put on hold until those revisions were approved. The electrical re-inspection will occur on April 14th. We have received 50 percent billing from the electrician. The committee needs to review it before it is submitted for payment. Sheetrock can now proceed after the inspection tomorrow. The gutters have been completed and we have the billing for that. Volunteers sealed the floors with a grey tinted concrete sealer, and they sealed part of the main floor with the sealer before they ran out of sealer which was purchased from Bagwell. Bagwell is getting us another gallon to finish the job.

**Refuse Committee**: Director Kleckner stated no concerns or problems at the Refuse Site. 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.

**Website:** The website is working well. Director Jacobi stated that she was behind on updating the website, which was noticed by a homeowner, by not removing all the 2015 records quickly enough. The website has now been updated to only show 2016 records. If anyone needs anything from 2015, please let Director Jacobi know and they will be provided. 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 nothing to report this month.

**Volunteers:** Director Kleckner is keeping track of all the volunteer hours. As of today we have a total of **323 volunteer hours** from January 2016 to date.

**Keep Polk Beautiful Clean Up for BJF:** On March 12th we held the Keep Polk Beautiful Clean Up for BJF, we had 16 volunteers, planting approximately 20 bromeliads up at the R. E. Byrd park area. One appliance and six pieces of furniture were put into the roll off dumpster provided for the cleanup. This is a yearly event and we have quarterly roll off dumpsters provided during the year for owners to use to get rid of anything other than hazardous waste materials. Everything was provided by Keep Polk Beautiful for the cleanup and did not cost BJF anything monetarily.

**Committee Reports:**

**Architectural / Landscaping: Chair - Don Laycock.** Chairman Laycock stated we had someone call about the 3 lots on Old Grove wanting to purchase them and wanting to build eventually. No other inquires received. Director Cutts stated the lot of Old Grove was mowed, cleaned the lot up, dumped a couple of loads of rock in there and then pushed it into the ditch without a culvert. Don Laycock said he would check it out. Per Director Cutts, the owner told President McKenzie last month that he was going to build a bridge and then turned around and pushed it in, which must have a culvert. It is two lots north of the last house that was built there, per Director Cutts.

**Firewise Committee:** **Chair Don Laycock.** Chairman Don Laycock reported that May 7th is National Firewise Day and he has signed up BJF for that event and the brochure will be posted to the website. This event is tied to a $500 grant if BJF can demonstrate the hours and do all the things needed to apply for the grant. On May 7th we will need to have a meeting and organize volunteers to do things related to Firewise such as mowing firebreaks, clean gutters, etc.

**Deed Restrictions: Chair – Doris Knupp**.Chair Doris Knupp was not present and nothing to report. Per Director Jacobi, President McKenzie received a call that someone has put big tree trunks with very large nail spikes in it all the way across the front property line, which was noticed by someone riding a horse and thought it was extremely dangerous to children, horses, animals, etc. The owner needs to be aware that they have a civil liability issue and possibly a personal liability lawsuit scenario if they do not remove the dangerous nail spikes. Property owners are response to ensure that their property is safe regardless if someone is trespassing on their property or not. A letter will be sent to the owner.

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

**Old Business**:

1. **Park Area for R. E. Byrd Entrance:** Don Laycock stated that the pole with a light has been installed for lighting up the area for safety concerns around the code box and the mailboxes. Don Laycock said it is still a work in progress. Director Cutts said he has the equipment that is needed to spread grass seed and mulch wood; there is oil in the bales of mix and it keeps it sealed over the top of the seed, and keeps the moisture trapped until it sprouts. Director Cutts stated he will furnish it all – the bales (millet and Bahia) and he will do it this Saturday.
2. **New Business:**

**2016 Committee Chairs:** Pending until next meeting.

**Semi-Tractor Trailers for private use on BJF Roads:** Director Jacobi stated that we received information that an owner was driving his semi-tractor trailer on BJF roads for personal convenience, which is not allowed on BJF roads unless they are delivering something commercially for the purpose of building a home, etc. The Board needs to send the owner a letter to inform him of the violation.

**4 Wheelers on Private Road**: Director Jacobi made a suggestion to the Board that the Board contact BJF attorney to see if owners can post a sign in front of their property stating that the owner does not allow 4-wheelers on their property rights in front of their property, just to see if the owner can prevent being sued by someone that recklessly drives 4-wheelers and possibly gets injured in front of their property. The Board unanimously approved Director Jacobi to contact the attorney for a legal opinion.

1. **Open Session:**

**Mr. Tyree**: Owner wanted to know why owners cannot use the tables and chairs that belongs to BJF. The Board will need to discuss the options for using the new building for owner’s use when the building is completed. Pending until next meeting.

**Mandy**: Wanted to know if the incident that occurred with the Board President was going to be discussed involving an arrest that had nothing to do with BJF. The incident was resolved legally and there is no further action required per our attorney.

**Carol Ayers**: Wanted to know if the board was aware of an incident where the Board President went to two houses inside BJF; he went to Crystals house and accused her son of trying to run him off the road (law enforcement was called and talked to both parties regarding this incident); he went to Tara’s house and they both got into an angry conversation with each other regarding the moving of the mailboxes (mailboxes not allowed to be moved inside the gate). Carol stated he escalated his response and wanted to know why he was not here which was explained earlier in the meeting for medical reasons. Director Jacobi informed everyone that if they have a problem with anyone on their property or with anyone from BJF they need to call law enforcement.

Director Scroggins told Carol that the Board President was trying to make arrangements for different types of gates as well as moving it to avoid the bottlenecking traffic problems and the words that those two swapped at each other was between them, but he was just simply trying to lay out a different type of entrance on Sand Pine. It has become a closed issue, but one has nothing to do with the other, he was simply trying to rearrange the front entrance to Sand Pine.

Director Cutts reiterated to everyone – if there is any sort of threat or incident, call the Sheriff’s Office and let them deal with it. Carol stated as far as the 4-wheelers are concerned, they are all crazy and it is not just kids, it is adults too, between the hours of 11:00 p.m. until 3:00 a.m. It is also the trucks!

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

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

**12. Meeting Adjourned:** Director Cuttsmade a motion to adjourn the meeting at 7:26 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 April 13, 2016.

Teressa Sample Jacobi Date: May11, 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.

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Secretary