

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.

September 10, 2024, 6:30 pm

**BOARD OF DIRECTORS MEETING
CHRIST THE KING LUTHERN CHURCH
11421 BIG BEND ROAD
RIVERVIEW, FLORIDA 33579**

SEPTEMBER BOARD OF DIRECTORS MEETING

Call to Order. Robert Davis, Board President, called the meeting to order at 6:30 pm

Quorum of Board of Directors. Robert Davis, Board President, confirmed a quorum of Board was in attendance. Attending Board members were:

Robert Davis
Tina Farrell
Ollie Green
Jacquelyn Krivena
Jackie MadIsen

Proof of Notice. Treasurer Jacquelyn Krivena confirmed proof of notice signed was were posted.

Review of August Meeting Minutes. Jacquelyn Krivena, motioned to waive reading of the August meeting minutes. The motion was seconded by Tina Farrell. The Motion passed unanimously.

New Business.

President Robert Davis presented discussion of the Draft 2025 Budget. Board discussed the draft budget. Total budget for 2025 is \$280,188 and the dues will be supplemented by \$100K to reduce the savings account. Management services line item changed due to cost associated going from 40 hours per week to 30 hours per week with priority to our community. As discussed in the July 2024 meeting the additional hours with First Services will allow us to keep up with fining process due to the new legislation. Projected increase of \$21 a year per home from \$120 year to \$141 a year. Budget notice will sent to the community for the October 2024 meeting for vote. Robert Davis, motioned to distribute draft budget as a final for notice submission to the community. The motioned was seconded by Jackie Madisen. The Motion passed unanimously.

Fining Committee. President Robert Davis provided the fining committee report which met on 20 August 2024. They unanimously approved a total of 23 properties listed. A majority of the fines were for landscaping and fence cleaning violations. Jacquelyn Krivena motioned approval of all fining committee fines. The motion was seconded by Tina Farrell, The Motion passed unanimously.

Financial Report: Jacquelyn Krivena read the current balance of all accounts as of 31 July 2024 is \$604,920. We are still on track and within budget as predict for this year.

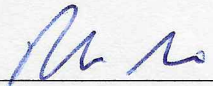
Compliance Update. Robert Davis reported there are a little over 800 open violations within the community and a lot will drop off since they are first notices. Once First Services comes on board as full time starting in 1 October with frequent violation visit to remove them from the ledger. Next fining committee meeting is 17 September 2024 with 122 going to the fining committee which may decrease due to the new legislation. With delinquencies for due and violations there are currently 25 cases with the attorney and 46 cases with notice of legal action.

Additional Comments: Robert Davis provided information on HCSO Corporal Bailey will be at the other SFIII CDD meeting on 19 September 2024 at 5pm at the Ambleside Phase 3 community pool to discuss the 31 August Street Takeover incident.

Owners Comments.

Residents posed a question- Asked where was the meeting minutes stored besides on the website? First Services responded a copy is physically stored onsite at the First Services Residential office. Meeting minutes are not available until after the board has approved the minutes.

Meeting Adjourned. Tina Farrell motioned to adjourn the meeting. Ollie Green seconded the motion. The Motion passed unanimously. The meeting was adjourned at 6:46 pm

Signature: 

Position: PRESIDENT

Date: 11/12/24