

**SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS  
ASSOCIATION, INC.**

April 8, 2025 6:30 PM

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

**APRIL BOARD OF DIRECTORS MEETING MINUTES**

**Call to Order** Robert Davis called the meeting to order at 6:30 PM.

**Quorum of Board of Directors** Robert Davis confirmed a quorum of Board was in attendance.

Attending Board members were:

Robert Davis  
Jacquelyn Krivena  
Jackie Madsen  
Tina Farrell

**Proof of Notice** Sarah Ranney confirmed proof of notice was given at least 48 hours in advance of the Board meeting with signs, posted on the website portal, and distributed via mass communication email.

**Approval of Previous Meeting Minutes** Tina Farrell motioned to approve the March 11, 2025 meeting minutes. Jackie Madsen seconded the motion. The motion passed.

**Old Business**

- a. Open Board Position** Jacquelyn Krivena resigned from the Board of Directors. Robert Davis motioned to reappoint Jacquelyn Krivena as the Treasurer for the Board term expiring in 2027. Tina Farrell seconded the motion. The motion passed.

The current Board of Directors terms are as follows:

Jackie Madsen's term expires in 2026.

Jacquelyn Krivena's term expires in 2027.

Robert Davis's term expires in 2028.

Tina Farrell's term expires in 2029.

The vacant Board seat's term expires in 2030.

- b. 2024 Taxes/Financial Reporting** Sarah Ranney reported that the Board signed an engagement letter with Marsocci Appleby and Company to complete the Association's 2024 taxes and a compiled financial report as required. Results are expected to be received before the deadline of April 15.

**New Business**

- a. 2025 Insurance Renewal** The Association's insurance expires in August. FirstService Financial will present at a Board meeting soon for the Board's consideration.

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- b. Intermittent Violation Resolution** Association attorney Brian Bowles presented a new policy for enforcing one-off type violations such as parking and garbage bins. The Intermittent Violation Resolution will be mailed to all homeowners in advance of anticipated adoption at the May Board meeting.

**Reports**

**a. Treasurer's Report**

Jacquelyn Krivena reported the Association's total cash as of February 28, 2025 as \$611,587. Trends show that the Association is operating within budget for 2025.

**b. Manager's Report**

Sarah Ranney reported 126 violation notices sent in March, 53 violations closed, and 765 violations currently open. 25 cases are on the Fining Committee's agenda for April 15, 2025. 16 accounts are at the attorney for collections.

The 2025 corporate filing through Sunbiz was completed.

Year-end postcards will be mailed to all owners with instructions for requesting year-end financial reporting.

The Architectural Committee approved 28 requests in February and denied 4. 4 requests are currently under review.

**c. Fining Committee**

Jacquelyn Krivena motioned to approve the imposition of 35 violation fines at the March 25, 2025 Fining Committee meeting. Tina Farrell seconded the motion. The motion passed.

**Member Comments on Agenda Items** One owner inquired about the percentage of homes with open violations. Sarah Ranney will report on this at the next meeting.

One owner complained that trees overhanging sidewalks need to be trimmed to allow pedestrian access. Sarah Ranney will continue sending violation notices for this matter.

**Adjournment** Tina Farrell motioned to adjourn the meeting. Jackie Madsen seconded the motion. The motion passed. The meeting adjourned at 6:55 PM.

Signature: \_\_\_\_\_

Position: \_\_\_\_\_

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