

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

February 11, 2025 6:30 PM

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

FEBRUARY 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 Robert Davis confirmed proof of notice was given at least 48 hours in advance of the Board meeting with signs and distributed via mass communication email.

Approval of Previous Meeting Minutes Jacquelyn Krivena motioned to approve the January 14, 2025 meeting minutes. Tina Farrell seconded the motion. The motion passed.

Old Business There was no old business to discuss.

New Business

- a. **Board Member Resignation** Ollie Green submitted her resignation from the Board of Directors effective February 10, 2025. The Board and Management are working with the Association attorney to fill the vacancy. Jackie Madsen motioned to accept the resignation. Tina Farrell seconded the motion. The motion passed.
- b. **2023 Taxes** The 2023 Income Tax Returns were received in late January 2025. The documents were signed to be returned to the IRS.
- c. **2024 Taxes** Management recommended opening options for completing the Association's 2024 Taxes in a timelier manner. Tina Farrell motioned to approve this consideration. Robert Davis seconded the motion. The motion passed.
- d. **Fine Settlement Schedule** The Board and Management worked with the attorney to create a 4-tier Fine Settlement Schedule to streamline the process of reducing violation fines when requested by owners and to maintain fairness. Nuisance and rental violations will continue to be forwarded to the attorney. Tina Farrell motioned to adopt the fine settlement schedule. Jacquelyn Krivena seconded the motion. The motion passed.
- e. **Lease Application Guidelines** The attorney drafted a Resolution for lease application approval parameters and procedures to standardize the guidelines followed by the Board in making decisions. Jacquelyn Krivena motioned to approve the resolution predicated on

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the attorney accepting minor edits made. Jackie Madsen seconded the motion. The motion passed.

- f. Architectural Committee Members** The Architectural Review Board is seeking one new member in the near future

Reports

a. Treasurer's Report

Jacquelyn Krivena reported the Association ended 2024 within budget. Total cash was \$580,716 at year-end. The budget was supplemented by \$100,000 from savings to keep the Association assessments lower.

b. Manager's Report

Sarah Ranney reported 370+ violation notices sent in January. There are currently 824 open violations. 10 accounts are at the attorney for collections.

Notifications were sent to all owners who were found to have expired leases on file.

The Architectural Committee approved 39 requests in January and denied 0. The approved paint color schemes document was updated to include both the new 2024 schemes and the original home schemes.

c. Fining Committee

Tina Farrell motioned to approve the imposition of 22 violation fines at the January 21, 2025 Fining Committee meeting. Tina Farrell seconded the motion. The motion passed.

Member Comments on Agenda Items There were no member comments.

Adjournment Tina Farrell motioned to adjourn the meeting. Jackie Madsen seconded the motion. The motion passed. The meeting adjourned at 6:51 PM.

Signature: _____

Position: _____

Date: _____