

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

January 14, 2025 6:30 PM

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

**JANUARY 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  
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, posted on the website, and distributed via mass communication email.

**Approval of Previous Meeting Minutes** Robert Davis motioned to approve the November 12, 2024 meeting minutes. Jackie Madsen seconded the motion. The motion passed.

**Old Business** There was no old business to discuss. Jackie Madsen was thanked for organizing the community's Holiday event in December.

**New Business**

- a. **Rules & Regulations Revision** A reminder was made that the community rules and regulations were revised in August 2024 to comply with the July 1, 2024 legislative updates. This included trash bin regulations, commercial vehicle regulations, and the HOA's rental cap revision.
- b. **ARB – Roof Requests** The Architectural Review Board noted that shingle colors similar in hue to those listed on the pre-approved shingle color document may be approved. This is to allow for homeowner roof repairs during a shortage in shingle supplies due to the 2024 hurricane season.

**Reports**

**a. Treasurer's Report**

Robert Davis reported a total balance of \$569,861 in the Association's bank accounts per the November 30, 2024 financial report. All financials are steady.

**b. Compliance Report**

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Sarah Ranney reported 111 violation notices sent this week and 85 notices sent last week. There are currently 897 open violations. The Association is working to lower this number by closing outdated violations that have been resolved.

Robert Davis and Sarah Ranney attended a legal meeting with Brian Bowles (Association attorney) on January 8, 2025. 13 files are currently at the attorney for collections.

**c. Fining Committee**

Tina Farrell motioned to approve the imposition of 7 violation fines at the November 19, 2024 Fining Committee meeting. Jackie Madsen seconded the motion. The motion passed.

Jackie Madsen motioned to approve the imposition of 23 violation fines at the December 17, 2024 Fining Committee meeting. Robert Davis seconded the motion. The motion passed.

48 cases are scheduled to be heard by the Fining Committee on January 21, 2025.

**Member Comments on Agenda Items** There were no member comments.

**Adjournment** Tina Farrell motioned to adjourn the meeting. Robert Davis seconded the motion. The motion passed. The meeting adjourned at 6:48 PM.

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

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

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