

# SPENCER'S PLANTATION OWNERS ASSOCIATION, INC.

## HOMEOWNERS ASSOCIATION MEETING

### MINUTES

A meeting of the Board of Directors of Spencer's Plantation Owners Association took place on July 23, 2009 at the Argyle Elementary School, 2625 Spencer's Plantation Blvd., Orange Park, FL.

The meeting was called to order at 6:35 p.m., members present were: Danny Hood, Earl Williams and Gi Teevan. Also present were about 20 other homeowners (with or without their spouses). Maria Esperanza Jerez from Property Management Systems attended the meeting as well.

Mr. Hood opened the meeting with an update on old business from the last meeting. He also updated that the yard maintenance company decreased their pricing by \$200 due to the throwing of trash in the woods. Parking on the street by the school has now been solved by the planting of trees, due in large part by Earl Williams.

Ms. Jerez discussed the current financial status of the HOA. She also announced that only Earl Williams submitted his intent to run for Board of Directors. She then solicited for new volunteers to take over the 2 spots. Mr. Mark Wynter and Mr. Chris Dahl volunteered, and were then approved and elected by the homeowners to take the spots.

#### ***Announcements & Recommendations (from previous Board members)***

- 1.*** Mr. Hood and Ms. Teevan will not be running to be part of the Board of Directors again this year.
- 2.*** It was recommended that this year's Board review the following:
  - a.*** no increase in HOA. Possibly even decrease HOA since the financial statements are very healthy.
  - b.*** Companies that the HOA is currently using should be reviewed: to lower the costs, as well as possibly firing Lake Doctors. Lake Doctors need to submit a schedule, otherwise they will not get paid.
  - c.*** Installing dog trash post and trash can areas to hopefully eliminate dog waste left behind.
  - d.*** Penalties, rules and payments need to be reviewed and enforced for homeowners who are in violation.
- 3.*** Sex Offender alert: 3146 White Heron Trail based on FDLE website.

### ***Earl Williams' Goals for the year***

Mr. Williams discussed his overall goals for the year.

1. Make use of the vacant parking lot behind the school.
2. Beautification of the community by planting more trees.
3. Improve the ponds by putting fish in them.

### ***Resident concerns:***

Residents started talking about some of their concerns:

1. Streets are too dark. Need more lighting.
2. People are starting to hang out at the "forest" area, which have already resulted to some damage to one of the homeowners' windows.
3. Lake behind the houses of Spoonbill and White Heron is seriously NOT being maintained as trash is all over it. Ms Jerez of PMSI mentioned that Lake Doctors will maintain the lake but will NOT pick up the trash. Another company needs to be hired to clean up trash in the lakes.
4. Speeding is still an issue. Speed bumps are still being discussed.
5. Fishing in the pond was discussed. If house is backed by a lake, then the lot is "owned" by the owner of the home, and it is upto the homeowner if he will allow fishing by other people on his property. They should take into consideration liability issues too.
6. Soliciting still being done by companies in spite of all the signs on White Heron. It was recommended to get business cards of the people soliciting, and submit these cards to the Sherriff's office so the companies can be fined.
7. BOBCAT sightings.
8. Homeowners would like to know which lawn company was being used and if homeowners can get a discount if they started using them too.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

