TISCOA Land Owners Meeting | MINUTES

Meeting date | time: ***3/25/2023 12:00 PM*** | Meeting location *Tiger Island, Clayton Rd and Foxtrot, Joe Reichert's property, Cedar Key, FL*

Meeting called by	Jose Rubio (President)
Type of meeting	Land owners annual meeting
Facilitator	Jose Rubio
Note taker	Richard Zakrzewski
Timekeeper	Richard Zakrzewski

Attendees

A list of attendees is maintained by Richard Zakrzewski (Secretary) on a sign in sheet

Board members: President: Jose Rubio, Vice Pres: Joe Reichert, Treasurer: Lisa Fryre, Secretary: Richard Zakrzewski, Board Members: Eric Stockwell, Charles Schommer, Bill Pruitt, Jason Hemenway and Johnny Klimek.

AGENDA TOPICS

Time | *12:22 pm* | Agenda topic - *Meeting Opens* | Presenter *Jose Rubio*

Discussion: Annual meeting called to order.

Conclusion: When all action items are presented and a motion is made to end the meeting.

Action items	Person responsible	Time
Opening comments and welcome. Please sign in and sign hold harmless agreement. Introductions of the board members by Jose. Jose mentioned that we are looking for someone to be on the board because a board member sold their property.	Jose Rubio	3/25/2023 12:22 PM
Administrative announcements: requesting owners to sign the sign in sheet and sign a hold harmless agreement for the use of Joe Reichert's property for the meeting. Requested people update address if they did not receive a notice card for meeting. Also requested e-mail addresses if any wants copies of the minutes from the board meetings. Announced the meeting would be recorded to ensure accurate note taking. Made available copies of last year's owners meeting minutes and copies of board of directors meetings minutes that occurred throughout the year.	Richard Zakrzewski	12:24 PM
Financial reports were handed out to all who wanted a copy. Treasury report reviewed and justification for expenses including cost of road repairs, Clayton Road culvert pipes replaced, keys and locks, admin expenses. Last year there was an issue with the road in front of Richard Wright's property and a lawyer was consulted but there is not enough evidence to sue. Also cost of the road light, web site, report is self explanatory. Expenses came to $20,864.86. Ended last year with $18,420.86 which is the most we have had at year end in a long time. Debra Dittrich made a motion to accept the financial report and Cathy Martinez second the motion. Jose mentioned the importance of closing and locking the gate. It saves	Lisa Freyre	12:27 PM

Action items	Person responsible	Time

on expenses. Lisa F. mentioned that the one time the lock was cut it was EMS trying to get in for an emergency. The unit that responded did not have a key. Jose followed the lock discussion with a suggestion that everyone have an emergency plan and their lot number and grid locations for emergencies.

Agenda topic – Road Repair and Trimming | Presenter *Jose Rubio*

Discussion: Jose mentioned that the main culverts on Clayton were replaced and asked that people help to clear out the debris from the culverts so water flows faster. Jose requested that owners that require road repairs contact the board and let them know.

Trimming was brought up and Jose stated that for the past few years the owners voted to keep the roads trimmed to save money knowing the culverts would be expensive. Lisa F. said to see her before leaving if your road needs repair so we can address it. Zak asked how we will handle trimming this year. Jose asked the owners. He also stated if a large tree falls the board will have that taken of and it is not expected that owners handle that. Zak mentioned that some owners have the equipment to trim and for those that do not, it is in the by laws that dues are paid for maintaining the roads including trimming. Please let the board know if you require trimming to keep the growth off the sides of the roads.

Conclusion: If owners can trim that saves money, if not let the board know so it can be contracted.

Action items	Person responsible	Time
Board members will look for necessary road repairs and owners will inform board if they require road repair and/or trimming.	Board of Directors	12:38 PM

Agenda topic – Changing Locks and Keys to the front Gates | Presenter *Lisa Fryre*

Discussion: Locks and keys have not been changed in over 10 years. Lisa F. said she's had reports of previous owners seen on trail cameras after they sold their property and previous leasers. It is an expense and can cost between $3,000 - $5,000 to get new locks and keys. That will provide enough for each owner to have between 5 to 10 keys. 5 key seemed like a sufficient amount and if you need more then you must pay for additional keys. It was mentioned that we might want to look at an electronic gat. Lisa F. said we looked into that after last years meeting. We discussed key cards or a keypad. Discussion among owners and the pros and cons ensued. Some had bad experiences with electric gates not working and there is no readily available repair company that could be there in a short period of time if the gate won't work. Gina brought up the point that a code can be given to anyone and it is more secure with a key that can't be duplicated. Lisa called for a show of hands – who want locks and keys changed. The majority voted for new locks and keys. Jason H. mentioned that the locks do break. Lisa F. asked that people do not put oil in the locks. Use graphite only because the oil attracts sand it ruins the locks. An owner asked about putting up a camera and then fine people for leaving the gate open. Lisa F. said they had a friend at camp and saw someone on Buck Trail with a hammer and a rag. They took them to the gate and FWC had to get involved. She also said there was a report of beak-ins at Fowlers bluff. Until something bad happens, the people that don't lock the gate will continue to leave it open. An idea was presented that we put one electric opener at one gate and keep lock and key for the other gate.

Recommendation was made to have a committee research the cost and feasibility of putting an electric gate in and then the results can be sent out to all applicable owners and a proxy vote can be done. Lisa F. asked for volunteers

for a special gate committee. The following owners agreed: Greg Sumler, Lynda and Craig Ruda and Amjad Alqawashem volunteered and it was agreed they would report their finding to the board no later than 15 May 2023. One additional question was asked about the security difference between electric and key and lock. Gate must be minimum of 16 feet wide.

Conclusion: The gate committee will research costs from at least 3 bids for an electric gate compared to the lock and key system we now have. Electric gate must also include cost of repairs and emergency service. Findings will be provided to the board by 15 May 2023. A proxy vote will be mailed to owners after that.

Action items	Person responsible	Time
Committee will research electric gate finding to the board by 15 May 2023 and Zak and Cathy M. will do the proxy vote mail outs.	Gate Committee, Board of Directors	12:55 PM

Agenda topic – *Open discussion of board and owners* | Presenter *Jose Rubio*

Discussion: Discussion about who owns the sofa on the side of Buck Trail. It's on private property so the county won't do anything. The dump station on CR347 is having an amnesty day on Good Friday. Johnny K. suggested having a day that owners meet and trim and do maintenance. Bronson has a dump that will take everything. Volunteers agreed to get the sofa out and discard it. Agreed to take care of it after the meeting.

Dog Kennel on Clayton Road was put in the sun. It needs to be moved in the shade. Permission was given to put the dog cage on the property in the shade.

If you have a problem with someone call 911 or FWC. Ray M. mentioned that a property owner (Richard W.) intentionally gives people a hard time but if he is on the road and not on someone's private property, there nothing the police can do.

Conclusion: Action items addressed during discussion.

Action items	Person responsible	Time
Sofa will be moved by a group of volunteers after the meeting.	None	1:05 PM

Agenda topic – Vote for Board Members | Presenter Jose Rubio

Discussion: Jose went around to each board member and asked if they wished to remain on the board and the following changes were made. Cathy Martinez will take the Secretary position from Richard Zak. Terry Tomlinson will take Bill Pruitt's position on the board. Debra Dittrich will be the assistant to Lisa F. Board members were voted on and a YES vote was approved by all present.

Action items	Person responsible	Time
None	None	1:11 PM

Agenda topic – Adjourn Meeting | Presenter *Jose Rubio*

Conclusion: Cathy Martinez made a motion to adjourn the meeting, Becky Pruitt second the motion and the meeting ended at 1:11 PM.

Observers: None

Special notes: None