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Aug 10, 2026 – 4:00p

Monthly Board Meeting - Minutes

In attendance: Cliff Moody, President
Andrea Fusco, VP
Marissa White, Treasurer
Mary Weigly, Secretary
Marybeth Ulsaker, Director & ARC
Mike Lutman, Director & DRAC

Also attending: Joyce Moody, Welcoming Committee

Call to Order: @ 3:58; Jonathan Worthington absent

Roll call of officers and directors; quorum established

President's Report:

- Status of sidewalk epoxy repair – will be done this month
- Status of baseball diamond - Jonathan to report next meeting
- Status of Coastal account (updated with correct billing address and credit card) - yes

Secretary's report:

- Minutes of July 13 meeting were emailed to the board on Aug 3. Motion to approve the minutes made by Marissa, Andrea seconded, all ayes.
- Oct General Meeting
 - Office supplies – #10 and #9 envelopes (1 box ea) + address stamps/ink – all ordered. Andrea will purchase stamps.
 - Motion by Marissa to reduce number of Director positions from 9 to 7; seconded by Mike; all ayes.
 - Board candidates for FY 2027 – Marissa's term ends 9/30/2026, she will not be running again. Motion by Andrea for Jonathan and Mike to run for election on October 2026 ballot for FYs 2027 and 2028; seconded by Mary; all ayes.
 - Mailers: Annual Assessment; Ballot & Proxy; Meeting Notice for Suspended; In-person Ballot
 - Ballots need to say that only three Director positions are open for FY 2027.
 - Otherwise, all mailers approved.

Treasurer's Report:

- P&L through July. We are still receiving assessments from FY26. Mary motions to approve Treasurer's Report, seconded by Marybeth; all ayes.

Discussion re Chuck Buzzy. Harassing Board members, representing himself as a Board member, displaying Crime Watch regalia when not on patrol, driving golf cart into park, confronting people in the park. This all needs to stop. Motion by Andrea to draft a warning, violation, and cease and desist letter for Cliff's signature on behalf of the Board. Seconded by Mary; all ayes. Mary will draft the letter.

DRAC Report

- 8212 Delaware – sheds and barking dogs (+ dog breeding business?) – Mike and Mary met with Augie and Teresa at 10a on 7/29. Regarding the dog noise and breeding business, they represented they will rehome two of the remaining nine dogs, and are no longer breeding the dogs or running a breeding business out of the house. They are confining the dogs in the house and only letting them out a group at a time to cut down on the noise. They have two weeks get rid of one shed, make plans for the other, and submit an ARC application. UPDATE: They have *10* dogs, not 9, plus the two sheds. Mike spoke with Augie today, and he proposes getting rid of both sheds and bringing in one with a gambrel roof. Deed Restrictions specifically say “no barns, no gambrel roofs”, so he can’t bring in the proposed replacement shed. Apparently, though, the dogs are being kept inside and the noise problem has been abated.
- 8500 Delaware – complaint: trailer parked in the driveway. Think it’s a work trailer that’s taken to work daily. DRAC was to check on it. UPDATE: still needs to check on this
- 5421 Glover – renters have a greenhouse and shed in the backyard. 2 letters sent to owner with no response. DRAC will inspect. Results? Violation letters were sent to the residents not the owner. Mike told the owner that they need ARC review for the greenhouse and sheds. Owner to talk to the renters.
- 8217 Chaucer – debris and truck on blocks + trailer in driveway. Need a lawyer letter. Mike could call, but they speak Spanish. UPDATE: all resolved except cars still being parked on lawn – will check on this.
- 5385 Suwannee Rd – Vacant house, overgrown yard, squalid pool – owned by mgmt. co.: G.M. Properties & Real Estate – no replies to attempted contact. Will contact Hernando County. UPDATE: Hernando County still trying to find the owner.
- 7512 River Country – complaint: rear end of car, tires, mess by garage. Sent letter. Prior problems resolved by Hernando County. Trying to contact County again. UPDATE: all resolved except for screen door being left open and ripped screens (county can enforce up to 5’ in height). Owner is going to court with the county.

ARC Report

- 8055 River Country – replace/expand existing fence – finishing up project - will inspect
- 5253 Sandra – chain-link fence – finishing up project - will inspect
- New application: 7948 Floral – shed – Motion to approve made by Andrea; seconded by Mary; all ayes.
- New application: 8192 Floral – temporary fence for dog run. Motion to deny made by Marybeth, seconded by Mike; all ayes.

Welcoming Committee Report – have 6 new neighbors

5304 Patricia
 5375 Patricia
 5283 Sandra
 7995 Chaucer
 8192 Floral
 8464 Delaware

Upcoming: 6049 Patricia and 6067 Patricia (lot) – same family bought both
 7984 Floral

Community contracts/projects:

- Dock condition and repair options
 - Anchored in middle of lake? Not yet; will do this month.
 - Jonathan: Spectrum estimates for cameras – table for future consideration. Motion by Andrea to keep existing cameras and put up “you are on camera” warning signs; seconded by Mary; all ayes.
 - Marybeth will set specs for the project and get sealed bids for Sept meeting.

- Artistic Lawn Care – no new issues?

Old Business:

- Facebook page status – Andrea created a Mary Fletcher page; she was a famous Weeki Wachee mermaid. Andrea will turn it into a RCEOA page in a week or two.
- Insurance information/comparisons – still working on it; our current rate should reduce because of sidewalk repairs and park improvements.
- Andrea – attorney information – Marissa received quote from existing firm and gave to Andrea. Andrea will create a chart with the three quotes for next meeting.

New Business:

- Wish List – Neighbor cleaned up and enclosed the community board at the Jomel mailbox. Would like to do the other mailbox locations.
- Need to contact county re retention ponds. They aren't being maintained – not mowed, berms are eroding, some very close to mailboxes. We've had flooding in the community with recent heavy rains.
- Were flags ordered? Marissa ordered (during the meeting).
- October general meeting and election
 - Ballot counting by two volunteers + one board member who is not on the ballot.
- Fall Festival - no
- Community Garage Sale
 - 1st weekend in November? – no, 1st weekend is Halloween, move to 2nd weekend, Nov 6,7,8
 - Do we want it? yes
 - Budget? None; advertise on Craigslist, Facebook, next door
 - Who's in charge? No one!
 - "How to's" for holding a garage sale in RCE – no need; this item was if permits were needed.

Adjourn: Motion by Andrea, seconded by Marybeth, all ayes. Meeting adjourned at 5:57p