

March 9, 2026 – 4:00p
Monthly Board Meeting - Minutes

In attendance: Cliff Moody, President
Chuck Buzzy, Vice president
Mary Weigly, Secretary
Marissa White, Treasurer
Andrea Fusco, board member
Nancy Jones, board member
Marybeth Ulsaker, board member

Call to Order: 4:03p

Roll call of officers and directors was taken and a quorum established

Also in attendance: Joyce Moody (Welcoming and Newsletter Committees), and Jonathan Worthington (prospective board/committee member); DJ Zerwekh, board member, arrived at 4:10p

President's Report:

- MSBU – bids for sidewalk repairs sent; will ask them to attend April meeting. Andrea made a motion to request MSBU to attend the April general meeting and present their budget. Seconded by Chuck, all voted in favor.
- Waiver of late fees - discussion about late fees, past waivers. Motion by Marissa to forgive late fee for any resident who was only late once, Seconded by Andrea; all ayes.
- Office lease & rent – Marissa, Chuck, and Cliff have reviewed new lease. Sales tax was correctly excluded this time, but rent has increased \$25/month. Only 1 year; will have to take effect April 1, because March rent (\$450) was already paid, and board needed to accept lease. Marissa made a motion to accept the new lease; second by Chuck; all approve.

Secretary's report:

- Minutes of February 9 monthly meeting and February 17 special meeting were previously emailed to Board members, and additional copies were brought to the meeting. Motion by Mary to approve the February 9 and the February 17 meeting minutes. Seconded by Cliff. Motion passed with 7 Ayes and 1 Nay by Chuck.
- Draft ballot/proxy for April member meeting previously emailed to board members and copies brought to meeting. Discussion regarding what to mail to residents for April 20 meeting (ballot/proxy, proposed budget, return envelope). Do not include a ballot to residents suspended for delinquent assessments. Motion by Mary to approve the ballot/proxy. Second by Andrea; all Ayes.
- Cost of mailing certified letters to owners delinquent on annual fee was (\$496.58). Chuck made a motion to reimburse Mary for the cost of mailing the letters; second by Cliff. All Ayes.
- Marissa will print address labels for mailings for April meeting and order paper and envelopes.

Treasurer's Report:

- Status updates: office lease, moving funds to CD – Will get info and do research re issues raised during discussion. Motion by Chuck, second by Cliff to table for April meeting. All Ayes.
- Prospective Treasurer? Chuck knows a candidate; will discuss next meeting.
- Proposed budget for FY 27 (Oct 1, 2026 – Sept 30, 2027) provided by Marissa. Motion by Marissa to approve the proposed budget; seconded by Cliff. Passed unanimously.

DRAC Report:

Main complaint from residents is trailers parked in driveways. Discussion about how best to document and notify residents of violations.

ARC Report: no new applications

Community contracts/projects:

- 2nd half of dock – estimates for materials and costs? Bill is still willing to do the dock repair. Cliff will get prices.
- Artistic Lawn Care – Estimates for new sod for the front two entrance islands, as well as other ground cover options? Still need to get estimates. Can't put down sod now anyway due to the drought.
- Baseball diamond – have one bid for \$310 from Neil (who did other park work) to cut down trees at backdrop, put in pitcher's mound, and clear off diamond. Cliff made a motion to go ahead with this proposal. Second by DJ, all Ayes.
- Pickleball courts – Ace Coatings Florida warranty repair status: Chuck still trying to obtain a firm agreement to repair defective coating.
- Pine tree removal at park fence/parking area – have two bids, Andrea will get third. Motion by Chuck, second by Mary, to send three bids to MSBU. All Ayes.

Old Business:

- Where are November meeting minutes? We have them
- Updating Sunbiz paperwork. After April meeting (with or without new Treasurer on board), Mary will coordinate with Chuck to file annual report and update current officers and board members. Annual filing isn't delinquent until May 1.
- Coastal account set up for trash pickup – need to reimburse Chuck
- External hard drive acquired for office? Yes.
- Has DJ completed 4-hour training? No; Andrea will send link again. Completion certificates will need to be uploaded to website.

New Business:

- Delinquent fee collection – letter from Dave Bonomo – disagreement re whether we can lien assessment fees if property is not homestead. Will research and discuss at April meeting.
- Resident (Mandy) wants to landscape around pond area – email and drawing sent with list of plants to be installed. Doing this as her graduate project. Motion by Chuck to approve plan and authorize Mandy to start. Second by Marybeth. All Ayes.
- Records storage – BOD minutes must be kept forever, and financial reports need to be archived for seven years. Minutes and budgets were all scanned and are on computer.
- Newsletter – allow residents to place classified ads? Andrea will ask Luann about this. Andrea presented mock up of new newsletter layout and format.
- 250 Anniversary events mentioned in newsletter – is there a committee for this?
- Fence at end of Pacific was cut open. Hernando county plans to add street access to retention pond at 5091 Suwannee. Motion by Chuck to send letter to county commissioners re their plans to open up our community to neighboring communities. Second by Cliff. All Ayes.

Adjourn: Chuck moves to adjourn; seconded by DJ. All agree. Adjourned at 6:02p.