

# BUENA VISTA ADVENTURE INCORPORATION

## ANNUAL MEETING MINUTES

JANUARY 15, 2020

1. **MEETING CALLED TO ORDER @7:05 PM** by Don
2. **PLEDGE OF ALLEGIANCE** - Led by Bruce Meister
3. **QUORUM** - achieved
4. **INTRODUCTION OF BVA BOARD**
  - President - Don Henry
  - V. President - Dennis Luke
  - Treasurer - Carol Beavers
  - Secretary - Deb Barlow (absent)
  - Directors - Jackie Clemens  
Shirley Haven (absent)
  - Alternates - Muriel Hooper  
Jim Mason  
Carolyn Smith  
Peggy Grifka
  - Office Administrator - Tina Henry
  - Property Manager - Dawn Bringe Ameri - Tech
5. **Minutes:** Secretary's Report: in Deb's absent Jackie read minutes from March 20, 2019
  - Corrections: None
  - Motion to accept: David Wood
  - Second: Mary Kubacki
  - Carried: No oppositions
6. **Reports:**
  - 6.1 Treasurer: Carol provided the 2019 financial report as of January 14, 2020
    - Revenue \$317,393.19
    - Operating expenses \$288,342.25
    - Net Income \$29,050.94
    - Motion to accept: Don Deschamps
    - Second: Gerri Langille
    - Carried: No oppositions
  - 6.2 Directors: No reports
  - 6.3 Property Manager: Dawn reported
    - last 30 days, 67 violation letters sent
    - 98 open issues, not resolved
    - last 12 months, 288 issues were solved
    - some properties are not in good shape
    - she cannot resolve squatter/ drug problems ( have to reach code and sheriffs depts.)

Peggy Grifka asked why complaints needed to be signed. Dawn said to be formal, they need a signature and phone number because if she has a question about the address or complaint she needs to be able to have a contact.

## **7. Matters arising:**

### **7.1 Amendments**

### **7.2 Fining Committee**

- Fining committee is now called Appeal Board, Don Henry said it is in place with 3 members from the North and 3 from the South
- BVA board will set fines at next board meeting, they can be up to \$1,000.00 per violation
- Dawn sends out violation letter, they have 30 days to correct, if not second letter sent given 15 days to correct, if not then a final notice is sent by registered mail with fine, then it goes to the lawyer.
- If they appeal, Dawn contacts Appeal Board gets a decision, if they agree with fine, then Dawn contacts lawyer
- Owner cannot say they didn't receive, final notice is sent by registered mail which is proof.
- Appeal Board is the only Board that can give an extension for the owner to pay, if they require more time.

## **8. New business:**

### **8.1 New Lawyer**

- BVA has a new lawyer, Web Melton of Bush Ross Attorneys at Law, Tampa
- Web Melton is waiting to get file from Pilka to see what he has be working on

### **8.2 Budget 2020**

- budget was reviewed revenue \$287,640 and operating expenses \$287,640

### **8.3 Garbage rates**

- Pasco County raised garbage rates in 2019, park rate will stay the same as All Haul is honouring its contract until 2021.
- last summer a number of properties were cut off of garbage pick-up for lack of

payment some came in and paid in full, others set up payment plans, \$55,000 was collected in 5 months

- if neighbor allows garbage from anyone cut off and All Haul notices, (they have even opened bags) it will not be picked up and they will be notified that it is not allowed

- if garbage is piling up CALL CODE, Dawn sends photo's to code

The BVA is a Business and has to be run as a Business

### **8.4 Acknowledgement of Volunteers**

-A big THANK-YOU to our BVA members for their dedication in helping to make our Community a place you want to call Home.

## **9. Adjournment @ 7:55**

Motion to adjourn by Theresa Wood