

**BUENA VISTA ADVENTURE INCORPORATION**  
**ANNUAL MEETING**  
**JANUARY 18, 2023**  
**MINUTES**

1. **MEETING CALL TO ORDER** @ 7pm by Don Henry

2. **PLEDGE OF ALLEGIANCE.**

3. **INTRODUCTION OF BVAI BOARD**

President - Don Henry

V. President - Mary Brady

Treasurer - Jackie Clemens

Secretary - Deb Barlow

Office Administrator - Tina Henry

Directors - Jim Mason

Carolyn Smith

Ameri-Tech Property Manager - Karen Guider (absent, Janice Sofia attended in her absence)

4. **MINUTES:** Secretary's Report deferred. Unable to access.

5. **REPORTS:**

5.1 Treasurer- Report by Jackie Clemens:

Revenue: \$405,597.60

Expenses: Office/Administrative: \$159,887.37

Duke Energy (street lights): \$31,519.80

All Haul (garbage): \$147,060.00

Frontier (office internet): \$1882.68

Total Operating Expenses: \$304,339.85

Net Income: \$65,247.75

Net Income Distribution:

North Hall: \$31,895.04

South Hall: \$27,390.00

Motion to accept: Dennis Madge.

Second: Barb Mars.

5.2 Directors - Nothing to report

5.3 Property Manager - Report submitted by Karen Guider

Violation reviews 2023:

In the upcoming year reviews will be continuing on a weekly basis and the Compliance Meetings on a monthly basis.

The process now involves a shorter timeline for curing violations so please ensure the violations is cured and you send an email to [kguider@ameriftechmail.com](mailto:kguider@ameriftechmail.com) with pictures if possible, or call Ameritech offices and speak to Karen Guider, the Property Manager.

If you require a longer time to cure your violation please contact the Property Manager and she will relay that information to the fining committee. The committee can extend the timeline to have the violation cured.

**Common Violations:**

Cleaning of the unit

Parking on Grass

Excessive debris in yard

Grass unkempt or too long.

Damaged areas of home in need of repair.

Commercial vehicles.

Excessive items in carport.

Parking in areas not deemed for parking (any area or side yard that will block sight lines from other drivers)

If there are any questions please contact Karen Guider at the above mentioned email or phone number.

**6 MATTERS ARISING:**

Don explained about the situation with the Air BnB's within the park which was an issuer at the last annual meeting. The owners of the Air BnB's wanted a change to our amendments to include their business and was willing to pay for the mailing of notification to members. Don has not heard back from the owners so it has become a nonissue.

Don also explained how our lawyer has now been given direction to foreclose on any properties not paying their dues.

**7. NEW BUSINESS:****7.1 Ameri-Tech- WHO DO THEY ANSWER TO!**

There appears to be a common thought that Ameritech works for the members of the HOA's. Don explained that Ameritech is responsible to answer ONLY to the BVA... It has been five (5) years since they have begun assisting The BVA in running the community Ameritech has also helped us collect over three hundred thousand dollars (\$300,00.00) owed to us from delinquent accounts.

**7.2 Improvements**

7.21 Roads- Three times the BVA has met with the county regarding repairing the roads within the community. Representative from the community (Don Henry, Mary Brady, and Mary Ellen ..... ) met with the County council last summer and were told Buena Vista Blvd, was to be repaired in three (3) months. It has yet to be done due to a drainage problem on Highway 19. Any repairs on a highway is a Federal matter, therefore Buena Vista Boulevard will not be repaired until the federal government fixes the drainage issue on Highway 19.

7.22 Sheriff- In the fall there was a large raid that occurred in the South East area of the community. This raid involved many different law enforcement agencies resulting in numerous arrests of many individuals. Since this occurrence the sheriff's department has been conducting patrols throughout the community.

**7.3 Office Hours**

Due to frequent requests from the homeowners, the BVA office hours were increased to seven (7) hours /day, five (5) days per week. This change has enabled people increased access to pay their bills.

#### **7.4 Budget 2023**

Copies of the budget were distributed to all present. No questions raised.

Don informed those present the county is responsible for the rate increase in the street lights and the garbage pickup as they dictate to the companies involved what rate they are to charge the public.

#### **7.5 School Bus Pickup Sites**

It is recognized that this is a hot issue with the parents within the community. There have been frequent incidents where cars have passed a school bus when their children are being picked up or dropped off from school.

The BVA has offered to pay for signage required to designate the school pickup locations within the community and hopefully prevent any further incidents.

Question from the floor: Why were the police not assisting in this matter as it is against the law?

Answer: There are not enough police staff in Pasco County to cover all areas. The HOA's were informed from the county commissioner's office that once an individual has received law enforcement training in Pasco County, they leave and accept jobs in counties that pay more. Plus it's the State Troopers job to monitor the roads not the police or sheriff's departments.

### **8. OPEN FLOOR**

**8.1 Speed Limit** - Bruce Meister asked if there was any possibility that the speed limit, within the community, would be lowered.

Answer: The County is responsible for setting the speed limit, which is 30 mph unless otherwise posted. The county is not supporting our community. At the last meeting with the County it was said by an individual attending "they would like to see the community bulldozed".

**8.2 Squatters** -Terry Scott raised the issue of squatters at each end of her street and questioned the BVA to do something about it. The BVA does not have the power to do anything about squatters. Terry was asked to provide the addresses of the above mentioned units to the BVA so the matter can be directed to the proper authorities.

**8.3 Unit owners will no longer be billed for upcoming road repairs.** The County has been directed to have property taxes pay for any road repairs. The County is in the process of restructuring their financial department to include this.

**9. ADJOURNMENT@ 7:50 pm by Don Henry**

Motion by Jim Mason