

South Buena Vista Civic Council Meeting
April 8, 2023

1. Meeting was called to order. Pledge of allegiance was recited.

2. Present:

Council: Mary Brady, Dan Grifka & Theresa Wood

Trustees: Don Smith & Fred Shoemaker

Directors: Peggy Grifka & Sandra Shoemaker

REPORTS

3.1 Minutes from the March 8, 2023 were read. Don Smith made a motion to accept the minutes. Carolyn Smith seconded the motion. Motion carried. Theresa noted there were two sympathy cards to sign for the families of Norm Berry and Doug Robinson. Also, Carolyn Smith has resigned as Booking Coordinator for the hall.

3.2 Treasurer's Report: Ending balance is \$29,336.76 in operating account. Total in all accounts \$84,373.33. Dan also reported that the Pancake Breakfasts, after the leftover food was either sold or donated, made an overall profit of \$722. Sandy Shoemaker made a motion that the Treasurer's Report be accepted as read. Mary Loe seconded the motion. Motion carried.

3.3 Trustees Report: All the door frames have been repaired. The Trustees will make decisions about the Pickle-ball fences, tin shed replacement and tool purchases in the fall.

3.4 Directors Report: Sandy has alphabetized the list of all the owners in the South park in order to distribute welcome packages to new owners. After it has been finalized and proofed, it will be available for viewing in the fall.

3.5 BVA Report: see separate page.

Club Reports:

Art: Doris reported that the club has ended for the season.

Cards: had 7 tables last week & will end April 25th.

Chorus: The group held a combination of Irish and Spring theme. Looking for new members in the fall.

Creative Women: finished 30 bears this week. The work continues with reduced members.

Exercise : No report.

Pickle-ball: Need a fence around the court and will need a second court for next season as there is a lot of interest in the sport.

Pool Men's: Playing until the end of April.

Pool Women's: small group of four this season.

Shuffleboard: will start up again in the fall

Tech time: may run next season depending on interest.

Women's Social Club: will run Nov. to Apr. but need more interest. Sandy has developed a list of potential participants to send out invitations for the fall.

MATTERS ARISING

4.1 Picnic at Anclote Beach was a success. Will be scheduled in advance next season.

4.2 Bea Lovejoy may accept additional Dark House forms, if you contact her directly.

4.3 A committee will be formed in the fall to discuss creating t-shirts, hats, etc., with South Hall logo for sale to the group.

4.4 A revision to the Bylaws will be posted in the fall and voted on in January.

4.5 William will be painting the inside of the hall within the next few weeks.

NEW BUSINESS

5.1 Hall will be closed April 30 - October 16, 2023 with reduced janitorial staff.

5.2 Children will not be allowed inside the fence on the property in the fall without parental supervision.

5.3 There is a Disaster Preparedness Event on April 29, 10 a.m. to 2 p.m. at the Veterans Memorial Park in Hudson.

5.4 Don Henry was asked a question about the North Hall allowing liquor to be consumed. Don stated that there is no problem with their insurance. However, liquor may not be sold, advertised or given away. Individuals have permission to bring liquor to the hall for their own consumption.

Beth Brown moved to adjourn the meeting. Larry Van Buskirk seconded the motion. Motion carried.

First meeting next season will be held on
Wednesday November 8, 2023 at 7:00 p.m. in the South Hall.

Buena Vista Adventures (BVA) - Don Henry

Don Henry, President of the BVA, was invited to the meeting to give information and answers questions:

The committee meets on monthly basis and consists of three members from each park. This is a closed meeting as the group discusses homeowners' outstanding accounts. The financials are posted on our website. The group operates on a very small profit margin. Don will ask at their next meeting if a 990 form is filed by our lawyer.

The dues we pay goes to the BVA to pay for garbage pick up, street lights, the two halls, Ameritech and our lawyer. Our attorney is Webb and is very effective. Legal fees are part of the budget. We have been able to collect \$330,000 owed to us.

If a homeowner is sued for unpaid fees, they pay the legal fees. If Pasco County puts a house up for auction, BVA does not receive any monies owing, even if a lien has been filed. However, if the BVA is able to auction the house, we do get our monies. We can go on the Pasco County website to view property in tax arrears and/or scheduled for auction.

If there is a problem with an empty trailer, call code, building department and include the address.

A question was asked if we could limit new owners to rent seasonally as opposed to full-time residents. Don stated that we do not have the power to dictate to owners what they can do with their properties, which is in accordance with our Covenants. There is no interest in making any changes to our Covenants at this time.

Karen Guider is our Ameritech representative. We do not pay for her to schedule time in our office. However, she does drive through the park on a regular basis, making notes for the Compliance Committee. Don will request that Karen attend the Annual meeting in January.