

South Buena Vista Civic Council Meeting  
November 12, 2025

1. Meeting was called to order. Pledge of allegiance was recited.
2. Present: 12 Owners  
Council: Mary Brady, Dave Sadowski, Dan Grifka & Theresa Wood  
Trustees:  
Directors: Peggy Grifka

## REPORTS

3.1 Minutes from the April 9, 2025 were read. Gerald Freeman made a motion to accept the minutes. David Wood seconded the motion. Motion carried.

3.2 Treasurer's Report: Ending balance in the operating account is \$22,824.46. Ending balance in all accounts is \$81,233.90. Dan noted that the two biggest expenses were a roof replacement, which comes with a 50 year guarantee, and the yearly insurance cost. Monique Richer made a motion to accept the Treasurer's report as read. David Wood seconded the motion. Motion carried. Dan has created a budget which will be presented to the Executive in December and then will be brought to the membership, probably in January, for approval.

3.3 Trustees Report: No report

3.4 Directors Report: Peg reported that there are two houses on Pleasure which are now with the courts. The house on Lullaby Peg reported to Sandy. Peg had a concern about a house with a number of bicycles which she reported to the Sheriff. Please note that the Covenants are posted on the Buena Vista website and we should report any suspicious activity to the Sheriff, directly.

## Club Reports:

Cards: 6 tables of participants this week.

Chorus: no report

Creative Women: Continues

Exercise: need a leader

International Dance: ended. Now located in New Port Richey

Line Dancing: Suzie is not down yet, Not sure if she will lead this again

Men's Pool: 4 players at present.

Pickle-ball: Regular players are not here yet.

Shuffleboard: Need a replacement for Larry Van Buskirk

## MATTERS ARISING

4.1 Dumpster is being arranged for Sat. Dec 6, 9-2. We pay \$700 per Dumpster with JD Parker plus \$35 fuel surcharge. Volunteers will not be driving through the park to do pickups. Mary asked if volunteers would pick up the debris from the house on Lullaby & Buena Vista as it is currently unoccupied, and this is a one-time service.

4.2 Neighborhood Watch: Michael Kalcheski is stepping down as organizer. The group may continue if there is enough interest.

4.3 Next potluck is on Thursday November 27, 4:00 p.m. at the North Hall for Thanksgiving. Christmas potluck is at the South Hall on December 25 at 1:00 p.m.

4.4 A new grass cutter, Thomas Barnes, has been hired.

#### NEW BUSINESS

5.1 The hall will be open Monday to Saturday at 7:30 a.m. However, signs will be posted that children must be accompanied by a parent or guardian and the gate will be unlocked once the school bus has left.

5.2 The BVA met with our lawyer and his advice was to suspend discussion of hall merging for the time being.

5.3 Christine Freeman, our Custodian has died. Curt Emanuelson is our new Custodian.

5.4 Our annual yard sale will continue if we have enough donations to sell. Watch the newsletter for more information.

5.5 There will be a Celebration of Life for Paul Brady on Saturday November 22, 2:00 - 4:00 p.m. in the hall.

5.6 There was a question as to the "County Solid Waste" charge on our tax bills. This for our garbage company to dispose of the waste that they pick up from our park. Dan noted that the hall is charged annually about \$800, which he appeals and gets it reduced for us.

Wilf Richer moved to adjourn the meeting. Motion carried.

Next meeting will be held on Wednesday December 10, 2025 at 7:00 p.m.