

Town of Tioga Community Association
Minutes of the Quarterly Board of Directors Meeting -Quarter 3

August 4th at 4:00 P.M.

I. Attendance, Quorum and Call to Order (4:04 pm)

With a quorum present, the August 4th third quarter meeting of the Town of Tioga Community Association, Inc quarterly Board of Directors Meeting was called to order at 4:04 pm.

Directors present: Shirl Regis, Luis Diaz, Trish Reilly, Amber Beckham, and Frank Diaz

Directors not present: Peter Davis

Tioga Community Management Staff present Debbie Crouch & Kimi Hines

II. Consideration of Minutes

a.) BOD Meeting minutes 04/28/22

Motion made by to Frank approve minutes, Luis seconds, all in favor, minutes passed.

III. Joe VanGorder Lieutenant – Special Operations Division Alachua County Sheriffs Dept.

Explains to Board of Directors and residents present the extra duty program, statistics, reports of Town of Tioga area.

Discussion of rates, the area vs. crime, which is still considered a low crime area, preventative actions to be considered – tag readers at the entrances/exits, residents installing cameras, lighting. The hiring of extra duty sheriff needs to be discussed for future to be added to the budget as an individual line item to be used periodically throughout the year. Example summer, school breaks, at times influx of juvenile activity throughout the neighborhood.

IV. Financial Report

a.) Account Balance Report

Account balance report through as of today August 4th, 2022, for Town of Tioga operating, reserve, Villas, and both Terrazas account balances.

b.) Tioga Arrears Report

Currently \$33,202.66 outstanding on the arrears report. Options from John Hayters office (David) is for lot 132 a wage garnishment or a vehicle lien on either one or both vehicles. Currently there is a claim/lien on home.

Board prefers to move with wage garnishment on lot 132.

For lot 225 David has checked with GRU and service in still in owner's name. Hoping for a tenant's name so we could send a rent demand. Because homeowner has been deceased since 2019 and there is no indication of probate estate started, we have sent

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an intent to lien to the brother who has been making sporadic payments on the quarterly dues. Confirmed we do have claim/lien on home. Will keep board updated as intent comes to the point of expiration.

c.) Budget vs. Actual

Kimi explains and gives detail regarding the budget vs. actual numbers.

d.) Number of Homes - Actual

Numbers of homes is how we calculate our income and is simply a projection/guess based on closings etc.

e.) 2022 Actual general & Villa capital actuals

2022 Capital list: Alleyways have quotes for discussion, Jasmine plan for common areas has been completed for 2022 (SW 1st Place & 1st traffic circle), HVAC replacement in MH has been completed as to what was needed per contractor, Interior bathroom remodel has been completed as upgraded liquid floors installed and repairs completed, resurface of kiddie pool and main pool pushed to 2024, playground equipment quotes received and to be discussed, tennis & basketball court resurface to be discussed so quoting can be obtained.

V. Old Business

a. Alley repairs – Quotes submitted for review by board.

Motion made by to Luis to move forward with the quote from Whitehurst for \$45,000.00 + alley work submitted for repair, Shirl seconds, all in favor.

*Whitehurst quote was only good for ten days so with new prices in material expect to be higher.

VI. New Business

a.) Villas Committee – Jeff Jaszczak reports to the board concerns on the villas roof and getting the roof insured. Howard Gordo just wanted to make known his insurance had gone up \$1,500.00.

b.) Terrazas Committee –

Al Purdy nothing to discuss, will go over report with him from contactor.

c.) Garden committee –

Steve Provost provides a brief update on the garden. 3 plots currently available.

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- d.) Amenity gates quotes, gooseneck light quotes, playground quotes – discussion and review of all amenity gates that are currently on the capital (\$25,000) for replacement & locks in 2022.

Currently have one quote for electronic keypad quotes and Debbie will obtain more and different options.

Playground review of quotes presented, **Motion made by to Luis to move forward with the quote from Southern Recreation for \$28,099.30 plus anything else we can add to bring us to the \$35,000 budget set for 2022, Claire seconds, all in favor.**

*Debbie will email the board to let them know what additions can be added.

Gooseneck lighting quotes on main esplanade, **Motion made by to Luis to move forward with the quote from B&D Electric/Casey Smith for 15 poles for total of \$33,492.00, Shirl seconds, all in favor.**

- e.) Other New Business – Residents

Amber brings up to the board the possibility of putting a specific line item for hiring of the sheriffs. This is an item that can be addressed during the budget committee & when putting together the 2023 budget.

Motion made by to Amber to move forward with hiring of the sheriff's department for two times a week 3hr required minimum (6 hours total per week), random days, starting as soon as possible. This will be revisited and assessed at the next board meeting in the fourth quarter, Frank seconds, all in favor.

***Debbie will get with Kimi to see what areas we can pull funds from operating or if need be, from capital. Board will need to discuss for budget of 2023.**

Meeting Hall rentals and agreement – Can time be changed to end the rentals to 10:30 pm. Board needs to discuss and review the contract.

- f.) Schedule next BOD meeting

Budget Planning Sub Committee Meeting scheduled for Monday, October 10th at 2:00 pm (to report then to the 4th quarter meeting) Frank, Claire, Shirl, Debbie, and Kimi

4th Quarter Board Meeting scheduled for Tuesday, October 25th at 6:00 pm.

- VII. Adjournment 6:10 pm - **Motion made by Shirl to adjourn, Claire seconds, all in favor**