

BULL RUN UNIT II HOMEOWNERS ASSOCIATION
POST OFFICE BOX 3621
TALLAHASSEE, FL 32315
(850) 528-5043 BullRunUnit2@gmail.com

BOARD OF DIRECTORS MEETING MINUTES
MARCH 31, 2026 – 6:00 P.M.
NORTHEAST LIBRARY – THOMASVILLE ROAD

1. Call to Order and Establish Quorum 6:05 PM
 - a. Brian Wheeler, President - Present
 - b. Deborah Barnes, Vice President – Present
 - c. Janice Lyon, Secretary/ Treasurer -- Present
 - d. Ted Nation, Director
2. Proof of Notice – Sign Posted; Email sent
3. Approval of Minutes from last board meeting – Motion Deborah; second Brian – unanimously
4. Financials
 - a. End of Year
 - b. February 2026 financials
 - c. Reviewed
 - d. Discussion on the CD and the funds
 - e.
5. New business
 - a. Community Standards – Last November adopted and distributed to all neighborhoods
 - i. Need to put on the website
 - b. Compliance Inspections
 - i. Board and Management; fill free to email with management
 - c. Sign requirements in Covenants
 - i. Teri researched the issues but we have to stay in compliance with the first amendment and other regulations
 - ii. We cant differentiate either no signs and allow signs; politically driven causes the issues.
 1. Bull Run sign on Kerry Forest and the City took the sign down. The sign had issues and safety issues from damage. Will follow up with the ACC and Board to consider time limit – extensive discussion;
 - d. Conservation Area Tree Maintenance
 - i. There are consistently trees that need to be removed. Dead, dying, diseased trees in the common area that could cause damage, the board will remove the tree. If there is a tree in the common area that is healthy, the owner may bring the issue to the board and consideration will be given to allow the owner to pay for the removal.
 - ii. Brian recommended that the board consider annually hiring an arborist to review the common area and to consider for the budget for next year.
 - e. Common Area Maintenance
 - f. Lighting of Entrance Sign
 - i. Brian installed a solar power light on the entrance sign. The current setting is pale lighting for 8 hours. Does the board want to spend the funds to get a good

solar light probably around \$200 or so? Consider contacting a lighting company.
Management will contact a lighting company to discuss quality solar lighting.

6. Member Comments (Limited to 3 minutes each)
 - a.
7. Adjournment – Motion by Deborah to adjourn 7:03 pm

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BOARD OF DIRECTORS MEETING
JULY 19, 2026 – 6:00 P.M.
NORTHEAST LIBRARY – THOMASVILLE ROAD
AGENDA – SPECIAL MEETING

1. Call to Order and Establish Quorum 5:03 pm
 - a. Brian Wheeler, President - Present
 - b. Deborah Barnes, Vice President – Present
 - c. Janice Lyon, Secretary/ Treasurer - Present
 - d. Ted Nation, Director – Present
2. Proof of Notice – Sign Posted; Email sent
3. New business
 - a. Discussion of the paint color at 5677 Burnside Circle and alternatives for resolution; The following is a summary of the discussion:
 - i. The homeowner followed procedure and submitted the Architecture Committee (AC) request which was approved by the AC; the Sherwin-Williams color number was the same as what was applied to the home; however, the color sample submitted to the AC was a different shade than the actual color. The AC submission representing the home with the color was generated by AI on the computer which caused the color shade difference. Brian showed pictures of the original color submitted, the actual color of the house, the Sherwin Williams website color and then the color swatch from Sherwin Williams. All four of these produced a different variation.
 - ii. The homeowner went through the process and to the best of their intention the color was approved. There was no intent to deceive anyone.
 - iii. After the house was painted, there are a number of homeowners who are not happy with the color.
 - iv. Pete pointed out that all colors in the neighborhood are a muted pastel throughout the neighborhood. Janice agreed with Pete's comments. Janice said her suggestion is that HOA pay to have it repainted. Deborah advised that her house was originally blue and it was changed to the color it is now. She suggested that the Committee might want to consider telling owners to paint a small area and wait two days and then review the color to advise if they can move on. Angela raised the question that who was responsible for stopping the painting when there is an issue. Teri explained that there are other blue houses in the neighborhood and there is one close to this color on another street. Colors will fade in the sun over time. She was sorry to see that the bricks were painted on the house but this house was originally had painted bricks, in the future there should be no painted bricks. Deborah advised in close neighborhoods there are other homes painted blue.

- v. Ted asked if the Wangs are open to repainting the house. Brian said that they seemed to be embarrassed and they appeared to be receptive to it being painted again. The door color was never approved. Ted suggested that the AC should have a procedure to sign off on the completion of the final project. Brian disagreed with having the AC object to an approved project unless there was some substantial deviation from the approved project. Brian believes the painting of the home would be in the \$4000 to \$6000 range. Brian advised that we have approximately \$12,000 in available reserve funds. The HOA has Certificate of Deposit valued at around \$46,000 that is presently held by the State as abandoned funds. A legal firm was retained to file a claim for the CD on behalf of the HOA in February. Ted had initiated the contact with the legal firm and will need to follow up as we are past the time that was originally set to receive funds. The HOA may have to consider raising dues in order to meet budget requirements in the future if re-painting the home utilizes a significant amount of the reserves. Deborah expressed that she believes the cost of painting is \$5000 to \$7000. Deborah does not want homeowners to have the perception that the HOA is going to paint other home. She reminded everyone that an increase in HOA dues has been discussed previously in other meetings. Ted said he will follow up with the attorney tomorrow.
- vi. Teri expressed as a homeowner, that she is against paying for the repaint. We have had to spend plenty of money on removal of dangerous trees. By paying for the paint, we will be setting a precedence. Brian explained that the reason we are considering paying is that the Wangs did not violate the covenants they followed the process. The HOA process resulted in the current difference in the approved color shade and the actual color shade. The question is does the HOA want to take on the responsibility of making the color more acceptable to the homeowners? Deborah pointed out that the color is not the color that was approved and she does not believe the HOA should take on the financial burden.
- vii. Angela advised that the HOA could have filed the claim for the CD with the state without the assistance of a legal firm. Paul Phipps advised that the covenants are not being upheld, trees are overgrown, trailers in yard, ATV in driveway, basketball goals; he does not feel that anything has been upheld and that we should not be worried about the house paint color but enforcing the covenants.
- viii. Deborah suggested that the HOA should not pay for 100% of the repaint but a portion; Ted felt that it should be 100% HOA paid and get an estimate and have the homeowner submit a new color request—another option would have a painter to discuss option on changing; Janice agrees with Ted that there was a color palette for the HOA. Brian stated that if there was a color palette for the HOA it is not attached or referenced in the Covenants. He agreed that a color palette for the HOA would avoid future paint color issues and related that the previous HOA where he lived had a color palette which worked well.
- ix. Amy shared that to have the three members of the AC approve a house paint color is subjective and as a HOA there should be an approved color palette; there should be standard set of colors; in moving forward that we need to provide the Wangs and if you research you can find colors that will match the Turner Heritage paints or you can match the current colors

to create a palette. She advised that there are homeowners that have hired attorneys to review the situation.

- x. A recommendation was made to go back to the Wangs and ask them to pick out another more acceptable color, a darker or a softer blue and get an estimate on the cost of repainting by the HOA.
- xi. Ted made a motion to have the Wangs submit another AC request with a new color for the house and an estimate from a major painting company from a company like Superior who is licensed and insured and the AC and Board will review and determine if the Board will be responsible for any payment for the repainting. Motion died.
- xii. Ted made an alternative motion for the Board go back to the Wangs to request a new color with guidance from the Board and to provide an estimate from a professional company to paint the exterior, then the AC and Board would hold another meeting review for approval of the new color and how to proceed -- Approved unanimously.

- xiii. Discussion regarding having the AC and Board to create and adopt a color palette, attempt find the previous palette used by the developer, research the original palette or approach Sherwin Williams or Porter paints to assist in creating a palette. Ted motioned to adopt a new palette, read through existing research and/or approach a painting company to accomplish this project. Unanimously approved.
- b. Compliance issues: Letters have been going out. There is a home with a number of plant pots in the front yard; compliance issues are being addressed and approximately 7 letters went out recently. Brian will send Lisa the address and picture of the home with the pots outside.
- c. Ted advised that Homeowners need to bring items to the Board's attention when there is a problem so that action can be taken
- d. The Board must follow the covenants to enforce compliance issues.
- e. Teri followed up the stated complaint that basketball hoops are seen throughout the neighborhood by saying that these are addressed in the covenants as not being allowed. She is reluctant to take them away from kids playing with them though. The covenants seem to be written to cover situations for building homes but not living in a built-out community. It might be worthwhile to revise the covenants, including addressing issues like paint colors and yard maintenance. The AC would welcome additional comments, suggestions and other members to assist or join the committee.

4. Adjournment – 6:40 pm Motion by Ted.

In attendance:

Peter Lowhorne
Angela Marky
Paul Phipps
Amy Nation
Ted Nation
Teri Cleeland
Deidra Etienne
Janice Lyon
Patricia Sargeant
Kendra Marcinowski
Deborah Barnes
Brian Wheeler
Andy Nathan