

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

BOARD MEMBERS MEETING MINUTES
JULY 29, 2025— 6:00 P.M.
MEETING WILL BE HELD ON ZOOM

1. Quorum established all Board members present
 - a. Brian Wheeler, President
 - b. Deborah Barnes, Vice President
 - c. Janice Lyon, Secretary/ Treasurer
 - d. Ted Nation, Director
2. Proof of Notice – Notices were emailed July 22nd and sign posted
3. Minutes from the October 24, 2025 were unanimously approved. (Motion by Deborah/Second by Janice)
4. Financials from June 2024 were reviewed.
5. Property Maintenance Standards were presented by Brian. The language was taken directly from the covenants and some language to assist in interpreting the language. Teri Cleeland added that some language may need to be added as a preamble similar to page 10, section 2 of the covenants. Also, the reference article should be added to the standards. The board unanimously agreed to forward the standards to the ACC Committee to edit, adopt and send back to the Board for approval. (Motion by Ted/Second by Deborah)
6. Tree Removal Policy and Standards
7. Compliance Inspections and Grievance Procedures; As a reminder, these are the procedures used for reporting violations to Management and the standards for fines:
 - a. Fines \$50 per occurrence/maximum \$5000/14 day notice (Article X, Section 21)
 - b. Compliance with Governing Documents
 - c. Board needs to inform Management of violations and Management will make routine compliance inspections and notices
8. Member Comments (Limited to 3 minutes each)
9. Adjournment 6:45 PM