

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

BOARD MEETING MINUTES
MAY 6, 2024 – 6:00 P.M.
NORTHSIDE COMMUNITY CENTER – ROOM 102

1. Call to Order and Establish Quorum –
 - a. Board present: Deborah Barnes, Janice Lyon, Brian Wheeler, Glenn Awong
2. Proof of Notice – notices were mailed
3. Welcome and Introduction of Current Board Members
 - a. Ted Nation, President (Resigned) – not present
 - b. Deborah Barnes, Acting President
 - c. Janice Lyon, Secretary/ Treasurer
 - d. Brian Wheeler, Director
 - e. Glenn Awong, Director
4. Resignation of Board President
 - a. Ted Nation has resigned as President – Board unanimously approved
 - b. Election of Board President – Motion to have Brian Wheeler as President – unanimously approved
5. Meeting dates for remaining of 2024
 - a. August Board Meeting/September Annual Meeting and Board meeting would meet 4 months after
6. Financials
 - a. Review of financials
 - b. Justin is being foreclosed on and notices have been sent to other delinquent accounts
7. Grievance Committee Volunteers needed:
 - a. Volunteers offered to serve:
 - i. Sara Eyerly – 5693 Burnside
 - ii. Teri Cleeland --
 - b. Procedure/Form
 - c. Fines \$50 per occurrence/maximum \$5000/14 day notice (Article X, Section 21); Statute states up to \$100 per day with a maximum of \$1000
8. MRA UPDATE – BULL RUN MASTER RESIDENTIAL ASSOCIATION
 - a. Considered a shadow organization; these signs by Thomasville Road are not on association property
 - b. May 23rd to revise the by laws that the Master association will be responsible for the three signs and the cost will be prorated based
 - c. Board agree to continue to maintain the three signs and split the cost with the other associations

- d. The signs at Walmart are faded and the pergola needs maintenance – these signs would be included in the repairs by the master association; the Board discussed that these signs need to be updated, if not just replaced

9. Old business

- a. COVENANT LANGUAGE AMENDMENT (75% approval)
 - i. AIRBNB – Draft Language from attorney
 - ii. Brian will call the attorney – to separate and change the language to Lease; and ask questions regarding the grandfathering of current AirBNB;
 - iii. Once language is approved; Brian will prepare the transmittal letter; and the language will be sent to members; to obtain additional signatures by going door to door.
 - iv.
 - v. Membership Input/Ballot Vote
- b. Burnside/Ulysses sign update – new sign has been installed
- c. Trespass Warrant signed with the Sheriff's Office for the common areas which includes the homeless camp
- d. Towing Contract with Professional Parking – 850-576-4600
- e. Squatter waw at Deborah's home – be aware ; red scooter; Deborah called the police
- f. Water sprinkler at entrance at burnside – backflow – Huck Finn irrigation. Buy stone to cover it

10. Member Comments (Limited to 3 minutes each)

11. Adjournment – Motin to adjourn 8:00 pm

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BOARD MEETING MINUTES
JUNE 20, 2024 – 6:00 P.M.
MEETING HELD BY ZOOM

1. Call to Order and Establish Quorum – 6:10 pm
2. Proof of Notice –
3. Welcome and Introduction of Current Board Members
 - a. Brian Wheeler, President -- present
 - b. Deborah Barnes, Vice President – present
 - c. Janice Lyon, Secretary/ Treasurer -
 - d. Ted Nation, Director – Absent
 - e. Glenn Awong, Director - present
4. Financials for May 2024 were reviewed.
5. MRA UPDATE – BULL RUN MASTER RESIDENTIAL ASSOCIATION
 - a. Brian shared a power point presentation regarding the Master Association
 - i. Six units within Bull Run and the Master – the Master Association is being restated done through Revised Articles of Incorporation
 - ii. New Bylaws to the Association
 - iii. Six Presidents make up the Board
 - iv. Expenses will be divided based on the number of lots. Unit 2 is 18.4% of the expenses
 - v. Maintenance of monuments is under discussion and general consensus was to maintain monuments to help maintain property values and look of the association.
 - vi. Discussion of AirBNB and coordination with other Units. Brian will share the information with the other Presidents.
 - vii. Paul stated the Island joins Units 4 and 2; Police have been called due to nuisance activities.
6. Old business
 - a. REVIEW THE PROPOSED COVENANT AMENDMENT TO IMPOSE RENTAL RESTRICTIONS – Proposed amendment is attached
 - i. Send the documents with a self addressed stamped envelope to return
 - ii. Meeting to be held August 29th to vote on the amendment
 - b. Grievance Committee – Sara Eyerly and Teri Cleeland
 - i. Proposed new members: Pete Lowhorne – 5676 Burnside
 - ii. Cary Walgmott – 5646 Burnside

7. Member Comments (Limited to 3 minutes each)
8. Adjournment 7:30 p.m.

Future Meetings

- August Board Meeting
- September Annual Meeting

PLEASE BE SURE AND PROVIDE THE ASSOCIATION WITH YOUR EMAIL ADDRESS SO THAT YOU WILL RECEIVE MEETING UPDATES AND HANDOUTS. PLEASE SEND AN EMAIL TO: BullRunUnit2@gmail.com to insure we have your email. Thank you

Brian Wheeler

Maier

Pete

Krishnan

Vicki Copani – manages one of the Airbnb

Sarah Eyerly

Bernice

Deborah

Paul Phipps

Glenn Awong

Mandi

Frank --

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MEMBERS MEETING MINUTES
AUGUST 29, 2024 – 6:00 P.M.
NORTHEAST LIBRARY – THOMASVILLE ROAD

1. Call to Order and Establish Quorum –6:05 PM
2. Introduction of members present
3. Proof of Notice – mailed 7/13/24
4. Welcome and Introduction of Current Board Members
 - a. Brian Wheeler, President
 - b. Deborah Barnes, Vice President
 - c. Janice Lyon, Secretary/ Treasurer
 - d. Ted Nation, Director – not present
 - e. Glenn Awong, Director
5. Minutes for June 20, 2024
 - a. Motion by Deborah to approve the minutes ; seconded by Janice – Minutes were unanimously approved
6. Financials for August 2024
 - a. Motion by Deborah to approve the Financial Report for Bull Run Unit 2 be approved with any corrections; second by Janice; Report unanimously approved.
7. Master Association
 - a. Only Responsibility is the 3 signs and monuments; meeting September 17 to discuss compromise; prices to pressure wash the monuments/signs and paint pergola.
 - b. Brian proposing to move forward with the repairs and to spend a little more to clean out all the shrubbery to take out the area that camouflages the homeless.
8. VOTE ON THE PROPOSED COVENANT AMENDMENT TO IMPOSE RENTAL RESTRICTIONS
 - a. Received 70 proxy votes supporting the amendment; 2 proxies against the amendment. The amendment is adopted.
 - b. The information will be provided to the attorney for processing.
 - c. Appreciation to all those who helped gather signatures.
9. Member Comments (Limited to 3 minutes each)
 - a. Bulk trash and trash cans should only be put out the day before pickup. Bulk pick up is every other Monday.
 - b. Do a reminder newsletter for rules and restrictions and updates.
 - c. Mailboxes need to be approved and maintained
 - d. Annual Meeting –
 - e. Compliance inspections now that we have a grievance committee.
 - f. Discuss Christmas social at annual meeting.

10. Adjournment 7:00 p.m.

Future Meetings

- September/October Annual Meeting

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ANNUAL MEMBERS MEETING MINUTES
OCTOBER 24, 2024– 6:00 P.M.
NORTHSIDE COMMUNITY CENTER

1. Call to Order and Establish Quorum (20%) – 17 units for quorum
 - a. Quorum established and certified.
2. Proof of Notice was mailed
3. Welcome and Introduction of Current Board Members
 - a. Brian Wheeler, President - present
 - b. Deborah Barnes, Vice President - present
 - c. Janice Lyon, Secretary/ Treasurer-present
 - d. Ted Nation, Director
 - e. Glenn Awong, Director-present
 - f. Introduction of all members present
4. Approval of Minutes for 2023 Annual Meeting -- Motion to approve Deborah HOA 2023 meeting be approved with any necessary corrections; Second by Janice; unanimously approved.
5. Financials
 - a. End of Year Reports – Reviewed by Management
 - b. September 2024 Financials presented by Management
 - c. Proposed Budget 2025
 - i. Master Association Dues –Brian updated made up of the Presidents of the six units; they are only responsible for the monuments and signs which are in common for the neighborhoods. The pergola signs will be done and we are not going to rehabilitate the sign at Kerry Forest and Thomasville Road. At a future time, there are conversations with the City to potentially take that sign out. The rehabilitation of the two pergola signs, our share is \$747. 50, we are 16% of the neighborhood.
 - ii. Discussion regarding the possibility of raising dues in the future in 2026
 - iii. Discussion regarding repairs and maintenance is a stable item and is listed even though we may not spend it
 - iv. Motion to approved 2025 be approved with any corrections – Motion by Deborah; Second by Glenn; unanimously approved.
 - d. Delinquent Dues report update provided

6. Election of Board of Directors (5 to 9 directors)
 - a. Board Member Requirements
 - i. Dues must be current
 - ii. Criminal Record – No felonies
 - iii. Willingness to participate in projects and attend meetings
 - iv. Must provide driver's license for Federal Beneficial Information Report
 - v. Must take a 4-hour state approved training
 - b. Intent to Run forms received from:
 - i. Ted Nation
 - ii. Brian Wheeler
 - iii. Deborah Barnes
 - iv. Janice Lyon
 - v. Glenn Awong
 - vi. Board elected by acclamation unanimously approved.
7. Compliance Inspections and Grievance Procedures
 - a. Fines \$50 per occurrence/maximum \$5000/14 day notice (Article X, Section 21)
 - b. Compliance with Governing Documents
 - c. Initiation of routine compliance inspections and notices
 - i. Teri Cleeland –
 - ii. Pete Lowhorne
 - d. Sheds may be approved as long as it is not visible from the street. These must be approved.
 - e. Send a compliance newsletters – and pick out the compliance issues in the covenants.
8. New business
 - a. COVENANT LANGUAGE AMENDMENT was approved (80% approved) -- has been sent to all of homeowners
 - i. Management will send a cease and desist letter by December 1, 2024 -- comply with the covenants
 - b. Drafting of Rules by Architectural Review Committee
 - i. ACC Committee will work these out of the covenants
 - c. Posting of Common Area for No trespassing
 - i. Homeless camp behind Walmart – is Unit 1 and Walmart
 - ii. Walmart near sign – Unit 2 property – Lady has moved to Unit 2 property; common areas ends about 50 feet from Walmart sign; City to post a common area as no trespass them – must post it; new law if homeless people on City property then citizens can sue the City; Association will put up signs
 - d. Holiday Community Event – Social – Unit 2 – December 14 – table if for next year; a block party in the spring March/April – Mr. Barnes – Pot Luck – Association to cater for the first time; portable grill; food trucks; Motion to plan a block party in the spring 2025 – Deborah ; second Glen; approved. – Dana Barnes will serve as chairman --
9. Member Comments (Limited to 3 minutes each)
 - a. Bravo on handling Airbnb – membership being supportive
10. Adjournment by motion 7:18 p.m. by Deborah

BOARD OF DIRECTORS MEETING TO FOLLOW THE ANNUAL MEETING

1. Call to Order 7:20 pm
2. Election of Officers as follows, unanimously approved.
 - a. President - Brian
 - b. Vice President - Deborah
 - c. Secretary/Treasurer - Janice
3. New Business
 - a. Collection update
 - i. Ms. Justin --
 1. Breakdown of fees provided by Brian
 - a. She was not living at the house/financial issues/living situation issues
 - b. Can we work out with the financial assess fees/late fees, a waiver of the any of the fees
 - c. Enter into an agreement that we all agree to; hearing was held the end of September/October; foreclosure sale was scheduled; the judge instructed the sale out to end January; if she fails to comply we would be able to go back to the judge and resume the foreclosure. Ms. Justin indicated she intends to follow through with the agreement.
 - d. \$3500 down payment; \$500 payment and income tax make another lump sum;
 - e. The board needs to agree to if the waiving of \$4962.31 – is there a portion of the waiving – money we didn't make interest make payments and waive the last payments recommended
 2. \$3500 downpayment; \$500 month;
 3. Motion to reduce finance charges to \$3000
 4. Janice Reduce by \$1962.31; reduce by \$2000 Deborah
 5. Brian motion 50% of the finance charge be waived; second by Ted by proxy on the back end and all payments must be on time and any late fees result in the waived amount being reinstated. If Late second missed payment goes back to foreclosure. Amend with contingencies motion by Glen; second Brian; agreed; oppose Janice. Motion approved.
4. Adjournment 7:30 P.M.