

**PRESTON HOLLOW HOA**  
**Annual Meeting & Election of Officers**  
**November 12, 2025**  
**Minutes**

The Board successfully established a quorum at 7:05pm and President Joe Groeneveld called the General Meeting to order at the Elks Lodge. 39 attendees with proxies included.

All stood to recite the Pledge of Allegiance.

Board Members Present: Joe Groeneveld – President, Gabby Wilson – Secretary, Don Tribbett – VP of Internal Affairs, Joe Deller – Treasurer, Jim Brockway – Member at Large

The minutes of the previous meeting, September 24, 2025, were approved by the Board.

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Rick & Kathy O'Dell. Have been here about a month.

Mary Lue Mitchell, Forest Wood Ct. Moved here last October from Maine.

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The remaining Board Members are Joe Groeneveld, Don Tribbett, Gabby Wilson and Jim Brockway. Joe Deller and Ida Tulloch will not be moving forward with the Board.

(3) Open Board Positions:

Joe Deller  
Ida Tulloch  
Dee Rivers

Chris Boehmer is interested in joining the Board. He has been a homeowner since 2003, is a former deputy and has a clean background. He could not be in attendance tonight.

We will hold a short meeting after this meeting to discuss positions each member will take.

There are two write in positions for anyone who has a desire to be on the Board.

Frank Vitalone has volunteered.

\*Short break to fill out and collect ballots\*

Chris Boehmer received 35 votes, Frank Vitalone received 28 votes.

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Internal: Don Tribbett – Non-growing season for our area. DRA's are cut once a month, other areas every 2 weeks. We saved close to \$3,000 a year with this change.

Trash has been an issue at the front.

External: Nothing to report.

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## **ACC REPORT:**

ACC Report: Danielle - One change request this month that is moving forward. No other details provided.

Danielle is the ACC Chair, along with Joe Stanley and James Hanshew.  
Residents can stop by Danielle's house with change request forms.

New website and email addresses for board members – ending in .org. **The emails ending in .com will no longer work.**

Jim will be fixing the online information.

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Bob Gonsiewski: Crime Watch meetings are quarterly. Reminders – have neighbors look out for packages. Prime time for theft is the early morning hours. No weapons/belongings should be left in the cars, keep cars locked.

Don reported that we can now report solicitors, call the non-emergency numbers per Deputy Vargas. Hernando County Sheriff's Office non-emergency number is (352) 754-6830.

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Treasurer's Report: Joe Deller – Accounting system and banking system do not sync so they do not match. Money in account exceeds what's in the report. Joe needs to make an adjustment to make them match.

\$5,024.61 in the bank currently.

Same situation with the money market, it is a couple hundred dollars off.

\$21,218 currently in bank and money market combined.

Money market goes into inactive mode every 6 months and needs activity.

Budget discussion: \$25,7XX

Take in \$29,000 with dues. \$1200 from county for maintaining.

Joe does not think we should raise the dues, but it is tight. We do have the money market to cover any unexpected expenses.

We still have money coming out from now until the end of the year. Another month of landscaping.

We should bring in more money than we spend next year unless something unexpected comes up.

Dues are sent out in late December, due by the end of January.

This doesn't take into account the reduction in cost for the website and landscaping. We will most likely have excess of \$5,000-\$6,000 after a full year has elapsed.

Joe will be putting together a checklist of everything that needs to be done with log ins, emails, etc. It should be an easy transition for the next person.

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#### Unfinished Business:

1. County fixed a small hole in pavement, still needs to fix the entire apron.

-Joe G. will tell the county what should have been done to try and get this corrected.

2. Find someone to maintain the American Flag at the entrance.

-Frank volunteered.

3. Volunteers for Crime Watch.

-Crime watch committee is comfortable with the size currently. Everyone look out for each other and your neighbor.

4. Projected cost to spruce up entrance walls (Chris)

-Chris doesn't have quotes back but will have it all together for January's meeting. Quoting paint, sign, lights, landscaping.

Options to change to a modern look vs keeping our current look.

Concrete walls will need some maintenance, but we are focusing on replacing the foam lettering.

5. Holiday decorations for entrance.

-Ed and Joanne said they would help Frank and Jennifer get the decorations up. They will be installed on the 18<sup>th</sup> but will not turn them on until after Thanksgiving.

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#### New Business:

1. Election Committee

(3) members from the community; (1) liaison from the board

Need 3 people for the fine committee – The ACC has a fine procedure for people that are non-compliant with the deed restrictions. If they don't comply with the ACC and Board, they will get a letter from the Board which is conducted by the fine committee. The homeowner gives the report, the fine committee determines who's right/wrong and if it warrants a fine. We have to have them in place and chosen at this meeting. Haven't had a meeting for 3-4 years, but we still need to have them in place.

Dave, Joe Teller, & Bob

Jim will create an email address for the fine committee.

2. Emergency gate into Verano has been removed.

Joe G: March 9<sup>th</sup> of 2021 members went to a commissioner meeting and spoke about not making that road a throughway. The commissioners agreed with us, voted 4 to 0 to approve emergency access gate. It was put in place as a temporary gate which was locked. It was in place up until 6 months ago when the lock was cut off to get the construction trailers out of the development. The community was pushing the gate open to walk through, drive golf carts, etc.

Don: They took the gates away altogether.

Joe: Concerns that it will become a throughway from county line to linden.

Joe G: there are 200+ homes and 40+ rental properties. At the end of October, Joe sent an email to the commissioner who is turning it over to the appropriate people in the county. The same day, we got an email back from the management company. Their response was that the gate was installed to limit construction traffic and is no longer needed. Last information was that there will be a permanent gate installed once permit has been approved.

Don: Has seen teenagers coming through people's yards walking through the neighborhood.

Also, teenagers leaning up against his cars.

Don: Every Christmas they put a train display in his garage. Everyone from Preston Hollow will be invited to come see it. There will be a flyer for everyone with a list of dates/times.

Danielle: We have a new Facebook page. Preston Hollow HOA Spring Hill

Joe G: There will be a letter mailed out for dues assessment by the end of December.

**NEXT HOA ANNUAL MEETING:** January 14<sup>th</sup>, 2026

The existing and any new Board members will have a short meeting after the annual meeting to determine which positions they will hold.

ADJOURNMENT: 8:10PM

President: Joe Groeneveld

Secretary: Gabby Wilson (2<sup>nd</sup> check signer)

VP of Internal Affairs: Don Tribbett

VP of External Affairs: Chris Boehmer

Treasurer: Frank Vitalone

Member At Large: Jim Brockway

Minutes written by Gabby Wilson