

PRESTON HOLLOW HOA
General Meeting
August 12, 2026 7:00PM
MINUTES

The Board successfully established a quorum at 7:02pm and President Joe Groeneveld called the General Meeting to order at the Elks Lodge.

All stood to recite the Pledge of Allegiance.

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

The Minutes of the April meeting were approved by the Board.

RECOGNITIONS:

No new homeowners present.

REPORT OF VPs:

Internal: Don Tribbett – Small issues with the landscaping company regarding weeding, trimming crepe myrtles and fixing broken sprinkler heads. Everything has since been corrected.

External: Chris Boehmer – Blue fence went up by the Avalon Publix. It is going to be 3 separate buildings with a mix of retail, medical and restaurants

They will be extending the turn lanes onto Anderson Snow. They may extend/connect the back road to reach Linden so we can avoid County Line.

Estimated County Line Rd expansion is 2029/2031 with no firm dates. The road was graded an F.

You can Google Hernando County Permitting and see any public record information about upcoming builds and road construction.

Don – Other lot at the corner of County Line & Anderson Snow may be a Wawa and McDonalds. The lot they're clearing near Verano is supposed to be 55+ condos.

Danielle – Hernando and Pasco are splitting the cost for expansion and adding sidewalks along County Line. Questioning what's being done with our tax money, roads haven't been retarred in years.

Joe G – There are two separate lots at the entrance to Preston Hollow. The entrance signs are designated as monuments and they're on private property owned by private individuals, not PH.

ACC REPORT:

Danielle: Some cards have been sent out. The majority have corrected the issues, others have ignored them completely.

Reminder that it is the ACC's responsibility to maintain the look of the community. Please don't take it personal if you receive a post card or notice. If you feel you have received the warning in error, reach out to Danielle directly. She is happy to have a conversation about it.

She has received an increase in dog run requests and has been receiving backlash when trying to enforce the guidelines. On the June 11, 2025 Dog Run Addendum, we stated the size must be 12'x40' and put and/or 480 sq ft which is causing confusion. There needs to be clarification that it has to be 12'x40' and specify the length by width in relation to the house.

Mrs. Origen – Preston Hollow is getting younger families moving in. Can the board consider a 'utility run' where they can put projects or toys outside of community view.

Joe G – We will keep the verbiage as 'dog run'. We do not police if a person requesting the dog run does in fact have a dog and we do not make them take the dog run down if they no longer have a dog. The decision is ultimately up to the ACC.

We need to do an addendum to the addendum to clarify the size details.

Frank – The dog run needs to have the proper material – no chain link fencing allowed.

Danielle – Trash cans have been left out and in sight. They need to be concealed better. There are people who feel they are being targeted by the ACC. If you have the ACC to address an issue, please put it in writing on a complaint sheet so they can take action.

CRIME WATCH REPORT: Don reporting for Crime Watch – There has been an increase in illegal dumping due to the price increases at the landfill.

Teen takeover situations are being monitored closely.

Car burglaries have been the biggest issue this quarter. Be sure to remove valuables and weapons and lock your vehicles.

Our community unit deputy has been patrolling our area more. He said do not hesitate to call or report issues w/ property damage or suspicious behavior or trespassing in the retention areas.

Joe G – Discussion about placing no trespassing signs around the DRAs. If they are properly marked, the sheriff's office could arrest anyone who is trespassing.

TREASURERS REPORT: Frank Vitalone: Added details to each line on the P&L sheet. He has found areas where changes could be made that will result in cost savings. (See P&L sheet for financial details).

Looking at getting rid of the Quickbooks membership. It is more than we need to track finances and it is not linked to our bank account.

Insurance – In February, we paid a liability insurance policy which is strictly for the officers and directors. In July we received a separate policy for general liability for the entire HOA. After speaking with the GL company, they are going to include the officer & director policy which will save money. We should also be getting a prorated amount back from the original policy that was cancelled.

Going through the books from last year and based on current expenses, we should have around \$7,500 +/- by year end.

UNFINISHED BUSINESS:

1.

NEW BUSINESS:

1. Joe G – The emergency gate into Verano has been reinstalled with a Knox Lock by the county. If the gate is ever opened, either the county did it or we can report it to the sheriff's office for criminal charges because they're destroying county property. He doesn't believe it is the proper type of gate that is installed. Chris Boehmer will be looking into the original plans to see if it documents the proper gate.

If we ever see anyone coming/going through the gate, we should notify authorities. No trash trucks, golf carts etc. should be going through the gate.

Don – Kids and adults are still coming through the gate by climbing over it.

2. Joe G - Mrs. Origen took the time to get quotes on beatifying the DRAs. The biggest expense/issue would be moving the flag pole.

Frank – Some of the proposed work we can do on our own, but who will maintain it moving forward – weeding, flowers being replaced, mulching.

Mrs. Origen – The company would like the job of maintaining the landscaping for the community.

Joe G – We are going to table the conversation, but we will not let it go.

3. Joe G – Regarding the abandoned house on Willowtree: Since July 7th there have been several motions filed with the county. There has been a default against the two missing heirs. On July 21st there was a motion to set a non-jury trial. On July 30th there was a notice of intent and on August 6th there was a plaintiff's motion to bypass mediation. Hopefully this is a sign that things are coming to an end. We are missing the 2026 dues, but when the house changes hands and they come to us for an estoppel, that's when we will request the back dues, which can be collected up to 5 years.

4. Joe G – We will need to choose two new positions during the November Annual Meeting. Letters will be sent out with proxies by the end of September.

We need 33 1/3% participation (including proxies) to hold our Annual Meeting. Be sure to invite your neighbors and encourage attendance.

5. Joe G – We saved around \$300 by painting the walls ourselves. It was also requested that we change the coach lights to a more modern lighting. There are 12 lights at the entrance signs and would cost around \$600. Looking at what style to go with.

OPEN DISCUSSION:.

General question – Why don't our street lights have solar panels or LED lights? Why are we paying the electric bill for the street lights if they're public roads?

Mrs. Origen – Preston Hollow Drive has too many street lights. We can save on electricity if they were not all turned on.

Chris Boehmer or Janet will be making a call to WREC to see if we should be paying for the electricity or how we can get solar panels on our lights to save money.

Danielle – Received a certified letter that they were watering in May. She is trying to appeal it. Also, Hernando County Department of Transportation said that the kids who attend Suncoast Elementary are within walking distance from Preston Hollow. She reached out several times and had it changed for her house, but that may need to be done by any other parents with school-aged children attending Suncoast.

NEXT HOA ANNUAL MEETING: November 11th

ADJOURNMENT: 8:43pm

Minutes taken by Gabby Wilson, Secretary