

Key highlights and takeaways from the meeting:

Meeting Overview

- **Quorum met** with 4 board members present (minimum required).
- **January meeting minutes approved.**
- Informal, conversational tone with open community discussion encouraged.

Water Restrictions & Maintenance

- New **watering limits**: only during **midnight–4 AM and 8 PM–midnight** on your assigned day.
- Residents urged to:
 - Inspect and repair **sprinkler systems**.
 - Be cautious—**finest for violations can be significant**.
- Pressure washing: Restricted unless sealing afterward or using a service that brings its own water.

Solicitors & Safety

- Increase in **door-to-door solicitors** noted.
- Clarification:
- Religious visits may not count as “soliciting” unless materials are handed out.
- Recommendation: If someone is **uninvited and refuses to leave** → **call the sheriff (non-emergency)**.

Neighborhood Infrastructure Updates

County Line Road Project

- Planned expansion from **2 lanes to 4 lanes** with sidewalks and bike path.
- Estimated cost: **~\$25 million**.
- Still in design phase; funding being finalized.
- Timeline estimate: **up to 5 years**.

Property Standards (ACC Report)

- Emphasis on maintaining **curb appeal**:

- Remove dead plants/trees (especially after winter damage).
- Keep **trash cans out of sight**.
- Reminder:
- Submit **approval forms** before making exterior changes.
- Notices (“cards”) are **friendly reminders**, not punitive.

Financial Update

- Current balance: **~\$24,000**.
- Major expenses included:
- Landscaping, insurance, office supplies, repairs.
- **All HOA dues have been collected** (some late with fines).

Community Appearance Concerns

- Residents expressed concern about **declining aesthetics**:
- Suggestions: benches, landscaping upgrades, palm trees.
- Board open to **ideas and proposals**, but some areas (like retention ponds) require **county approval**.

Entrance & Gate Issues

- **Emergency access gate** (connecting to neighboring development):
- Currently only a **temporary gate installed**.
- Ongoing issue for **over a year**.
- Residents experiencing:
- Increased traffic, trespassing, people climbing over gate
- Possible next steps:
- Legal pressure on developer to install proper gate (~\$8k–\$10k).
- Continued escalation with county/state officials.

Crime & Safety

- Increase in car burglaries (especially expected in summer).

- Sheriff updates:
- Considering **license plate reader cameras** (mixed public opinion).
- New **mental health policing unit** reducing incidents.
- Residents encouraged to: register home cameras with sheriff, report suspicious activity.

Traffic & Speeding Issues

- Major concerns:
- **Speeding vehicles and cut-through traffic.**
- Near accidents reported.
- Potential solutions:
- Speed bumps/tables
- Sheriff enforcement requests
- Camera systems (e.g., license plate readers)

Trash & Services

- Trash pickup timing inconsistent (some late-day pickups causing odor concerns).
- Suggestion: Adjust when trash is put out to minimize exposure.

Scams & Risks

- Warning about **roofing scams**: Some companies allegedly **fake damage** to trigger insurance claims.
- Advice:
- **Do not sign anything quickly.**
- Get multiple estimates and verify legitimacy.

Community Concerns

- Issues raised:
- Some residents not following HOA rules.
- Dog waste not being cleaned up.
- New homeowners unaware (or ignoring) restrictions.

- Suggestions:
- Improve onboarding packets for new residents.
- Realtors should better communicate HOA rules.

General Safety Reminder

- Recent nearby incident escalated from argument → fatal shooting.
- Advice: Avoid confrontation, call authorities instead of engaging directly.

Next Meeting

- Scheduled for **August 12**.

Overall Themes

- Growing pains: **more traffic, more outsiders, more enforcement challenges.**
- Strong resident interest in:
- **Improving appearance**
- **Increasing safety**
- **Maintaining community standards**