

PRESTON HOLLOW HOA
General Meeting
January 14, 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 November meeting were approved by the Board.

RECOGNITIONS:

Ted and Irene are new homeowners that live on forest wood ct.

REPORT OF VPs:

Internal: Don Tribbett - Nothing to report

External: Chris Boehmer - Nothing to report.

ACC REPORT:

Danielle: A couple of cards went out. Nearly everything was remedied. One letter to potentially send out, will be discussing with Joe.

Joe G: There was a complaint on a home that is pending sale. An estoppel letter was submitted with violation details to the title company. In order to close, they had to fix the violation. Seller is responsible to fix before it can close. The issue was remedied prior to closing.

CRIME WATCH REPORT: Carla: Crime is down 30%. The sheriff's office said we aren't a bother and to call if there are any issues.

The state is cracking down on handicapped placards.

You're able to report solicitors to the non-emergency number – (352) 754-6830.

TREASURERS REPORT: Frank Vitalone: 51 homeowners have paid their dues.

Bank balance is \$14,831. Money Market balance is \$16,334.

Landscaping was paid at the end of December.

We paid the insurance in full for 6 months.

No unusual charges need to be paid.

Frank, Joe and Gabby will go to the bank on Friday to make changes to accounts.

UNFINISHED BUSINESS:

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

Joe G: Hasn't seen any issues with what's been repaired. We will need to continue to monitor and see what happens. That was the fix and they're done.

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

Chris T was heading up this project. Chris is not in attendance and there's no update at this time.

Joe doesn't mind getting a group together to help do what we can as a community. Pressure wash, paint, etc.

Joe D: 5 gallons should be plenty, but if we need up to 15 gallons, it would be about \$600. Sealer would probably be under \$200. He will call Sherwin Williams tomorrow to get a better idea of what this project will cost. They sell a product that you can brush on to seal the stairway cracks.

Joe G: Do we want to change the lights, signs, and landscaping?

Danielle will come up with ideas for different plants.

Joe G: Road widening – unsure on timeline. Has been talking about it for 20+ years. Per county records, on those plots of land, those walls are considered memorials, which is private property.

Frank: Lighting options for color changing bulbs for holidays.

Vote on spending money and getting a group of people to help spruce up the signs – not to exceed \$1,000. Approved.

General consensus preferred to keep it the same color or slightly lighter.

Who would be willing to help – Joe Deller, Joe Stanley, Alfred Lang, Mark Sher, Mary Lou Mitchell, Frank Vitalone, Bob G, the Tribbets, Joe G, Chris Boehmer, Jim Brockway, Gabby Wilson.

Frank: Every GFI outlet out front has been replaced and every night they had to be re-tripped. Seem to trip as they were turning on. Old ones that were replaced were rusty so there's water intrusion. Weatherproof boxes may need to be replaced. There are 4 boxes. We can do it ourselves without hiring someone.

Frank, Joe D, and Alfred will take a look.

3. Emergency gate into Verano being reinstalled.

Joe G: The gate came down in October, the lock has been off of the gate for 7 months. The county approved that gate to be a permanent gate for emergency access. We have been fighting with the county since mid-October. We received positive feedback that it would be put back up. Submitted another email to the commissioner mid-December with no feedback. Started calling the commissioner and county last week with no feedback until today. The phone call from the county gave numerous excuses why it hasn't been fixed. Bottom line, it seemed like positive feedback that the gate will be put up at some time. Code enforcement and county inspector will be responsible for putting the gate back. Verano is not in compliance with zoning plan without the gate in place. The county believes it's the HOA's responsibility to put it up.

Call or email Jerry Campbell jerry@co.hernando.fl.us | 352-247-1292 if you want to be the squeaky wheel. Be professional, explain the situation.

Recently having dirt bikes come through there into our retention pond, through front yards.

Has seen FedEx, Amazon, school buses drive through there.

Ted – was picking up tree branches and he picked up about 15 cigarette butts. He was out there again today and there were 10 more cigarette butts in his yard on the right hand side near the fenced in field.

Mrs. Oregon: Has cameras covering her house/property and she is always looking out for her neighbors.

NEW BUSINESS:

1. Information the residents would like included in the quarterly newsletter.

Adding a different deed restriction each quarter.

Reminder to keep up with lawns.

Helpful phone numbers to call – WREC, trash, etc.

OPEN DISCUSSION:

Mrs. Oregon: We have the best board we've ever had. Members are working for free.

She would like to see the Board compensated for their time, even if it's giving their yearly dues back to them.

Joe G: Unsure if this can happen from a legal standpoint, but we're grateful for her praise and appreciation.

Suggestion to do a community BBQ in appreciation on our vacation ½ acre lot.

Joe G: Discussing the topic of renters within our community. There's nothing that says we need background checks for renters in our bylaws. We may want to implement something after the recent incident on Forest Wood Ct. We have to look into the legality of adding this in. Owner or tenant will have to pay for the background check.

We currently have two rentals in the community.

Chris B: What are the criteria for denial?

Daneille: When I rented, we had to pass a background specifically for the HOA and every year we had to sign a new lease.

Mrs. Mitchell: Chose PH because of how safe it feels. She lives next to the house that was raided.

Joe D: Had contact with child protective services, police, and others several times.

Everyone agrees that something needs to be done to ensure safety when it comes to renters.

Danielle: Can we send the owner a letter stating that we would appreciate it if there were more care taken when selecting a future renter.

Joe G: He will write a letter; all board members will sign it.

Don: Thanks to everyone that came to the train display. Had the most people this year than any previous year.

Next Community Yard Sale: April 11th

NEXT HOA ANNUAL MEETING: April 8th

ADJOURNMENT: 8:33pm

Minutes taken by Gabby Wilson