

**Bull Run Unit 1 HOA Board of Directors Meeting  
C/O Total Professional Association Management, Inc.**

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**March 17, 2021 Board of Directors Meeting Minutes**

<b>Board Members Present</b>	Heather Robinson, Bill Stimmel, Leslie Fearington, Dennis Golabek, Jerry Sirgey
<b>Management Present</b>	Ray Holloway and Mike Murray (TPAM)
<b>Meeting Notification</b>	Meeting was duly posted in accordance with Florida Statutes. Meeting was conducted via teleconference. meet.google.com/jkx-dzzd-nwt (US) +1 260-225-9713 PIN: 553 034 532#
<b>Establishment of Quorum/Call to Order</b>	With a quorum of the Board present the meeting was called to order at 7:05pm.
<b>Reading/Waiver of Reading/Approval of previous meeting minutes</b>	Minutes from December 16, 2020 were approved. Motion by Dennis, second by Bill. Minutes approved unanimously.
<b>ACC</b>	N/A
<b>Old Business</b>	Board voted to approve Jerry Sirgey to be on the Board during the December 16, 2020 meeting. Jerry verbally accepted this position (due to technical problems on December 16, 2020) and was confirmed during this meeting that he accepted the position. <b>Homeless Camp:</b> Trespass signage and paperwork was filed with City. Signage was installed and some signs have been removed. The camp was removed by the City but has recently come back. Ray explained he met with an officer this past Monday and shared with the Board that the homeless shelter had been closed due to the Novel Coronavirus (COVID-19) and the homeless have set up various camp locations throughout Tallahassee, which has caused problems throughout other HOAs. The City will need to come back and remove additional trash and tents. It was noted to everyone to let the HOA president or TPAM

if homeless started to return. Dennis asked about clearing underbrush. Dennis asked if the HOA wanted to take on cost to clear out the underbrush to open up this area. Ray to follow up with City to find out if it would be worth the cost to clean out the underbrush, or if they have had good results. Mike shared this may cause additional issues if the underbrush was cleaned up.

**2616 Antietam Trail:** Heather advised the TPAM cost to remove and haul away the fence is \$200. Heather referenced attachment A and B. Dennis made motion, Leslie second to remove the fence. Motion past unanimously. Ray to get in contact with resident to have the fence removed.

**5703 Roanoke Trail:** Heather advised that the Board wanted the opportunity to do some research for fence being on HOA property. Heather referenced attachment C. Heather advised the Board recognized the owner got permission from Mr. Block to have the fence erected on HOA property. The Board is currently in the position to take no further action; however, the Board is concerned with what happens to the property that is fenced in. Does the property, after a certain period by default, become the property of the owner? Ms. Bultmann explained she spoke with her attorney and that because they followed appropriate procedures (asked for permission) this action is treated as a "variance" per Mr. Block's approval. Ms. Bultmann stated she paid \$300 for their attorney consult. Heather asked if Ms. Bultmann could obtain a letter from her attorney to this effect, that the property would not default to the homeowner and it was a "variance." Ms. Bultmann agreed to contact her attorney and get a letter stating the information and this would be a no action item. Heather stated that this would resolve the issue and the Board would not have to take any further action. Leslie request if the owner would request the letter, the Board felt they could resolve this and take no further action on the owner. Leslie makes motion to accept letter and accept no further action.

**Mike: Because the variance was approved, contingent that both parties (HOA and owners) acknowledge this is a**

	<p><b>common area, and they [the Bultmann's] are not claiming ownership the matter does not have to be further reviewed.</b></p> <p>Owner agreed to pay for the attorney to draft letter of legal opinion and they would forward attorney letter to HOA Board for approval, second letter would be sent from TPAM to owner per approval of Board. Leslie makes motion. Heather asks each Board member their approval to accept the letter from owner's attorney. All were in favor of accepting. Owner to get letter from attorney seeking property ownership with variance.</p> <p><b>Restoration of Common Area:</b> \$1,500 for plantings from last budget year. \$1,496.37 was spent on plants. Roanaoke Trail received the most. Heather thanked the Reinfields for helping contribute to the funding and participating. Heather shared about sending out a survey to all owners relating to other common area projects. Monuments need some attention in the future.</p>
<p><b>New Business</b></p>	<p><b>State of the Unit:</b> Posted on website and mailed to all owners. Accomplishments were shared of 2020 and survey will be sent out to all owners for 2021.</p> <p><b>Waiver of late fee:</b> HOA late fee assessment. 5711 Sumter Hill Ln. made a request to waive the \$27.35 late fee. Dennis makes motion to waive the fee if the owner makes payment within 30 days, Bill seconds. Motion passes unanimously.</p>
<p><b>Community Update</b></p>	<p>Dennis brought up a concern regarding installing dog stations. There is an issue about people not picking up dog waste on others property. Cost and upkeep were discussed. Cost of about \$200/station and \$25/service/station/week. Mike sent information regarding the costs of these stations to Dennis for his information only at this time.</p>
<p><b>Owners Comments</b></p>	<p>N/A</p>
<p><b>Adjournment</b></p>	<p>With no further business, a motion was made by Dennis, second by Bill, to adjourn the meeting at 7:53pm.</p>