

## Bull Run Unit 1 HOA Board of Directors Meeting

Location: 2724 Breton Ridge Drive, Tallahassee, FL 32312

Purpose: Selection of Provider for wax myrtle removal & plant replacement funding

Director Attendees: Phil Ross, President  
Bruce Gillander, Dir.  
David Ray, Dir.  
William Stimmel, Dir.

Call to Order Time: 7:01 pm

### Agenda:

- Read Minutes
  - 14 Nov 19 Annual Board Meeting
  - 2 March 20 – ACC Meeting – 2704 Breton Ridge
- Clearing of Wax Myrtles along Chancellorsville Rd.
  - Map of removal
  - Bids
    - Grass Monkeys = \$2160
    - Keystone Lawn Care = \$1800
    - Fielder Tree = \$2200
- Replacement/new shrubs & trees
- Q & A

### Minutes

Ross read the minutes of the Annual Meeting held on 14 Nov 19. There were no questions or discussion.

Gillander motioned to approve and Ray seconded the motion. The vote was all in favor of approving minutes as read.

Ross read the minutes of the ACC Meeting held on 2 Mar 20. There were no questions or discussion.

Ray motioned to approve and Stimmel seconded the motion. The vote was all in favor of approving the minutes as read.

There was some discussion among the residents concerning what had been done about the vehicle intrusion issue at 2704 Breton Ridge. It was explained that the resident had contacted a Leon Co. attorney and that Ross had contacted the District 4 Co. Commissioner concerning the issue. The Co. attorney had offered no relief, but the Co. Commissioner had acknowledged the contact and would get back to Ross at a later time.

### **Wax Myrtles**

Ross began the discussion by mentioning to those present (see attached sign-in sheet) that BRU1 had received an \$11,000.00 settlement of the unjust enrichment case with BRU 2-3-4. Also, as of Jan. 30<sup>th</sup>, there was a bank balance of \$27,183.21 in the HOA account with several assessments still outstanding. With an annual operating budget of approximately \$16,000.00, there will be a large surplus at the close of 2020 without any unforeseen expenditures. The HOA Board has considered the removal of 36 wax myrtle trees that have been consistently dying out and encroaching upon the sidewalk along Chancellorsville Drive. A map was provided for viewing by those present to indicate the locations of the 36 trees in question.

Three bids were requested and received for the removal of the wax myrtles (see above in agenda). The Board recognized that Keystone Lawn Care (Cody Fogler) has done exemplary work for the HOA and residents in the past and is also the low bidder for the job. Gillander motioned that Keystone Lawn Care be selected as provider for the tree removal service; Ross seconded the motion. The vote was all in favor of using Keystone Lawn Care for the tree removal.

One resident expressed concern about regrowth of the wax myrtles, however, Stimmel thought that the age of the trees and the severe cut-back would inhibit much of any regrowth. Use of “stump killer” was not recommended since some areas will need replacement trees or shrubs.

### **Replacement Shrubs/Trees**

Until the wax myrtles are removed, it will be difficult to determine where replacements are required and the quantity of trees or shrubs. Also, what kind of tree or shrub is also difficult to determine. Ross suggested that rather than providing a bill of materials and cost, the Board should allot a maximum amount and choose the plants at a later time. The Board discussed amounts ranging from \$1,000.00 to \$3,000.00, but settled on a \$1,500.00 limit.

Watering plans for the trees or shrubs were discussed and the option of using watering bags was thought to be a viable option (20 gal. bags are less than \$9.00 each). The \$1,500.00 limit was to include watering bags as needed.

Types of replacement plants under consideration were:

- Lorapetalum
- Viburnum
- Red cedar
- Leyland cypress

The size chosen depends on the replacement needs which will be determined.

It was suggested to check with Keystone Lawn Care to see if they could purchase plants at wholesale costs.

### **Q&A**

One resident asked about the dead pine tree at 2689 Breton Ridge. They were informed that the resident had been sent letters concerning covenant noncompliance with the tree, but no action had been taken to date. TPAM will be contacted concerning the tree removal.

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The meeting was adjourned at 7:51 pm.

Director, President

A handwritten signature in black ink, appearing to read "Phillip J. Ross". The signature is written in a cursive style with a large, looping initial "P".

Approved at 28 Oct 20 BoD Meeting