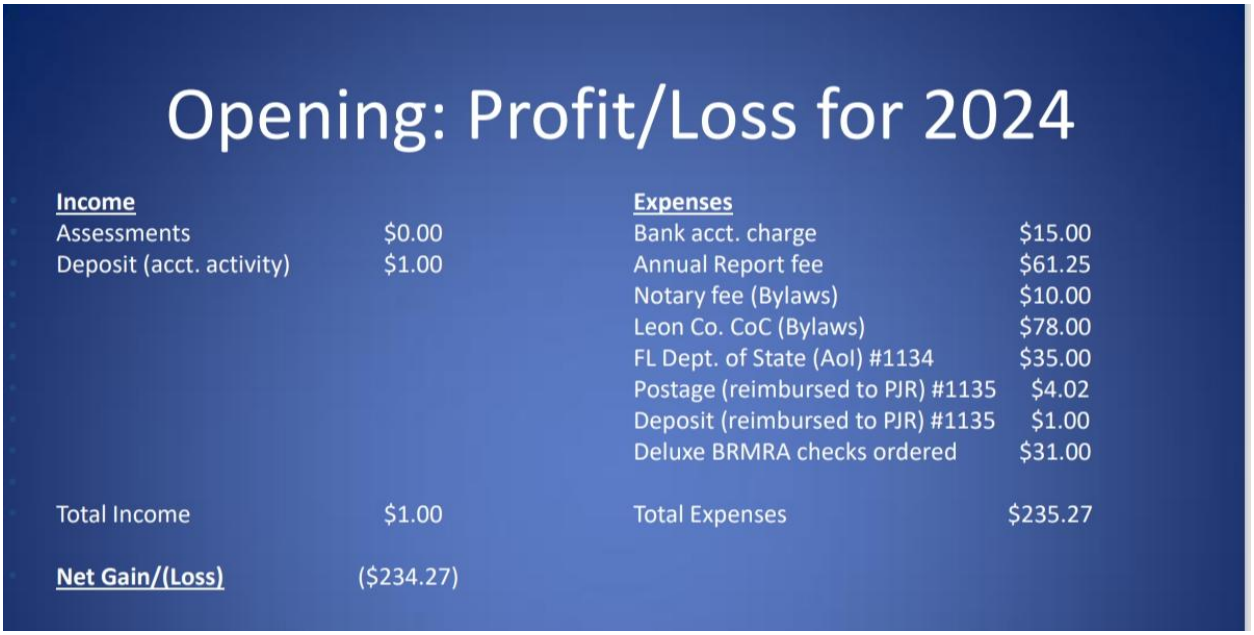
Bull Run Master Residence Association
Meeting Minutes
September 17, 2024

1. Opening

The annual meeting of the Bull Run Master Residence Association was held at the Northeast Public Library, Thomasville Road, Tallahassee, FL on September 17, 2024. The meeting was called to order and those in attendance were welcomed by President Phil Ross at 6:30 p.m. President Ross requested that each Board member introduce themselves and then provided opening remarks as follows:

- President Ross indicated that new Bylaws were filed on May 28, 2024, and that the new Articles of Incorporation were filed on June 6, 2024. Tonight's meeting would be our first meeting under our new operational approach.
- President Ross reviewed the new stated purpose for 2024 which is:
  To manage operating costs, manage the maintenance of the three monuments, which include the island monument on Kerry Forest, the large monument on Kerry Forest, and the circle monument on Chancellorsville Drive. Additionally, the purpose is to coordinate compliance to CC&Rs among the six Bull Run HOAs, and finally to address concerns relevant to nearby development projects, traffic issues, cleanliness of roadways, and shopping centers, etc.
- President Ross spoke briefly about the Bull Run Unit 1 Homeowner's Association website, which is bullrunonehoa.com, and explained how to access the information contained on the website about the Master Association.
- The following Profit/Loss Statement for 2024 was reviewed by President Ross:



2. **Reading/Approval of Previous Meeting Minutes**
   The minutes of the May 23, 2024, meeting were read by Charels Chervanik, Secretary. A motion was made by Christopher Goodman to approve the minutes as read, seconded by President Ross. The Motion carried unanimously by a 6-0 vote.

3. **Slate of Officers for 2025**
   The proposed slate of officers for 2025 is as follows:
   President – Phil Ross
   Vice President – Brian Wheeler
   Secretary – Charles Chervanik
   Treasurer – Christopher Goodman
   Members At Large – Lyn Tryon and Carlene Barret

   A motion was made by President Ross to accept this slate of officers, seconded by Carlene Barrett. The motion passed unanimously by a 6-0 vote.

4. **Operating Expenses**
   President Ross reviewed our upcoming operating expenses for 2025, which would be minimal based on the self-managed approach we are choosing to take. Unless there is something that arises that we are not aware of at this time, our expenses would be the Annual Report fee in the amount of $61.25 and the CPA fee for filing 2024 taxes in the amount of $100, for a total of $161.25. President Ross requested a motion to waive the treasurer bond and to approve these expenses for the operations of the BRMRA . The motion was made by President Ross, seconded by Christopher Goodman, and the motion carried by a unanimous 6-0 vote.

5. **Monument Plans for 2025**
   President Ross provided an overview of the work that needs to done on the three monuments within Bull Run which include: The Island Monument, circa 2012, which currently needs to have the signs or panels replaced, and the Large & Circle monuments, circa 2007, both of which need to pressure washed and stained, and to have their signs repainted/replaced.

   Price quotes have been obtained for each of these monuments as follows:
   a. Island Monument - Quote for replacing panels (signs) from Apogee Signs who made the original panels :
      - $1690 economy (flat ACM materials) and a useful life span of 5-7 years.
      - $3800 mid-range (flat polycarbonate with raised letters only) and a useful life span of 10-15 years.

- $4800 high-end (flat polycarbonate with raised letters & border) and a useful life span of 10-15 years.

Pergola Monuments – Quotes received as follows:

- $1200 quote for pressure washing, staining, and painting black oval with Gold rim and lettering on large & circle monuments from Brandon Property Services and a sign with a useful life span of 1-2 years.
- $600 quote for pressure washing & staining two pergolas from BPS.
- And finally, there was one $2500 quote for high grade painting of two ovals for both pergolas form Apogee Signs with a useful life span of 10-15 years.

6. Following the initial discussion regarding the estimates for repair and maintenance of the monuments, a discussion ensued regarding the rationale for investing money into these projects as opposed to simply tearing them down and having them removed.

Secretary Charles Chervanik shared the results of a survey conducted with Bull Run Unit V residents regarding monument repair/replacement/removal. A survey was sent to all Unit V residents. There were 39 responses. The questions and approval percentage was as follows:

- 56% favored refurbishing the monument at the Thomasville Road/Kerry Forest entrance to Bull Run.
- 64% favored removing the Thomasville Road/Kerry Forest monument due to its close proximity to the pergola monument at the Walmart truck entrance.
- 72% favored pressure washing, staining, and painting signs both pergola monuments.
- 40% favored tearing down the pergola monuments while 60% did not.
- 95% opposed tearing down the pergola monuments and replacing them with something similar to the Thomasville Road/Kerry Forest monument and adding one near Ox Bottom Circle.

Following the survey presentation, several residents in attendance voiced their opinions as well. There appeared to be some consensus forming to eliminate the Thomasville Road/Kerry Forest Island Monument. A motion was made by President Ross to eliminate this monument and potentially tear it down. The motion was seconded by Charles Chervanik and passed on a 4-2 vote.

Following additional discussion regarding which actions to take pertaining to the pergola monuments, a motion was made by President Ross and seconded by Christopher Goodman to have both pergolas pressured washed. The motion passed by a unanimous 6-0 vote.

7. President Ross spoke briefly about the City of Tallahassee Vibrant Neighborhoods Grant Program. Each year, beginning on October 1, the City makes available matching grants of $500-$2,500 which are awarded on a first-come, first-served basis to qualified applicants whose proposed project meets the eligibility criteria. This program could help to defray costs for our monument projects. These projects must be funded prior to obtaining grant funds and reimbursements are made after expenditures are made.

8. In light of the motion to eliminate the Island Monument from our plan to refurbish, the total cost for our monument restoration project would be $600 for pressure washing and staining two pergolas and $2250 for painting two pergola signs. A motion was made by President Ross, seconded by Christopher Goodman to approve moving forward with this work as described. The motion passed unanimously 6-0. We will examine the possibility of removing the Island monument. Depending on costs involved, we may do nothing with it. This monument does not belong to the Master Association.

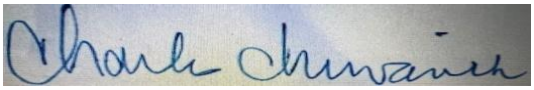
9. New Business

President Ross reminded Units 2, 4, and 5 to ensure that a new grass cutting contract is in place as needed.

There were several questions raised regarding the homelessness issue in the Bull Run area.

10. The meeting was adjourned at 7:51 p.m. upon motion of President Ross, seconded by Christopher Goodman,

Respectfully submitted,



Charles Chervanik,
Secretary

BRMRA Annual Board/Member Meeting,
17 Sep 24 at NE Library Branch at 6:30 pm

Name	Address
Carlene Barrett	5781 Farnsworth Dr.
[illegible]	5863 Dahlgren Trail
Phil Ross	2724 Breton Ridge Dr
Steve/Lynn Waller	2605 Farragut Way
Lyn Tryon	5863 Dahlgren Tr.
Roger Murray	2616 Manassas Way
Beth Murray	2623 Ulysses Rd.
Jane Kellerhals	2638 Opequon Bend
Sherry Deters	2610 Opequon Bend
Peggy Lowe	2614 Opequon Bend
Kathy Alexander	2685 Breton Ridge
Christopher Goodnum	2573 Ulysses Road
Charlie Chumanik	2518 Manassas Way
Bill Stinnett	2665 Breton Ridge
Brian Wheeler	5698 Burnside Circle
Patricia Whitehead	2533 Bennits Mill Way
Kelly + Cheryl Rhode	2612 Antietam Trl
Mary Wellington	2518 Dahlgren Ct
Hyong Chung	2519 Dahlgren Ct
Samir Patel	2656 Antietam Trl

Name	Address

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