

Board of Directors Meeting Minutes

Date: September 21, 2024, at 10 am

Location: Amenity Center 15750 Lexington Park Jacksonville FL 32218

I. Call to Order: Roger Potter called to order the Pecan Park HOA Board of Directors meeting on 09/21/2024 at 10:05 am.

II. Roll Call: The following Board Members were present: Christina Bennett (President), Roger Potter (VP), Bill Teske (Secretary), Michael Crawford (Treasurer), Deneen Brown (Director).

III. Proof of Posting: Notice was posted 48 hours prior to the meeting on the Amenity Center Bulletin board and on the front entrance bulletin board.

IV. Approval of Minutes: Roger Potter moved to approve the meeting minutes dated August 13, 2024 and August 19, 2024. Christina Bennett seconded the motion. Motion carries unanimously.

V. Old Business:

- Cease and Desist Letter Update: Mark Toney gave remarks regarding the letters he and Sarah received recently from the HOA Attorney, retracting the letters they received September 2023
- Spotted Saddle Circle Flooding Update: Christina Bennett remarked the HOA Attorney is awaiting response from : COJ, the new apartment building next door "Seaton Preserve", the Construction company that built Seaton Preserve and BCM Services Inc to determine what can be done to mitigate and or prevent future flooding to the backyards of homes on the property line adjacent to Seaton Preserve.

VI. New Business:

- New Property Management: The HOA board voted in a majority quorum in favor of selecting a new property management company to manage our HOA association.
- Vote: Associa Community Management Concepts of Jacksonville Inc or Vesta Property Services. The HOA board voted a majority quorum for Associa Community Management Concepts of Jacksonville Inc to manage the Pecan Park HOA association.
- Events Committee: Deneen Brown announced the upcoming Line Dance scheduled for October 5th, 2024, at the Amenity Center and a Community Yard Sale scheduled for October 26, 2024, from 8 am to 1 pm.

VII. Owner Forum: Any owner wishing to speak will have 3 minutes. The only topics that are to be addressed are any items on the current agenda. Please do not talk over any person who has the floor. Please wait until your name has been called or you were recognized by the HOA board.

➤ Mrs. Clark (homeowner) stated a Renter is not cutting the lawn for the home he is renting on Spotted Saddle and what can be done? Christina Bennett replied she could contact the property management company, BCM Services Inc and report the address. BCM Services Inc would address the problem.

➤ Trina (homeowner) asked what would be the process to pay the upcoming 2025 HOA dues with the change in Property Management Companies? Christina Bennett replied any HOA dues already paid for 2025 to BCM Services Inc would be transferred to the new Property management company and she would ensure Homeowners are kept informed. Christina Bennett also remarked the transition to the new Property Management company will take 60 to 90 days.

➤ A female homeowner asked what are “check and balances” for HOA spending? Christina Bennett replied, the HOA board uses a Financial Control Policy approved in July 2022 that authorizes any HOA member to spend up to \$2500 for a purchase without a HOA board vote but the HOA board will coordinate with the new property management company’s “Best Financial Practices” to change this practice to control spending. It will revise/update the Financial control policy.

➤ A female homeowner remarked that the kids using the Amenity Center pool are out of control and how can this be addressed. Christina Bennett referenced the existing Amenity Center/Pool regulation rules posted on the Amenity Center Bulletin Board and published in the [Pecan Park HOA July 2024 Newsletter](#) as a reference to remind homeowners of their responsibilities to monitor their family and guests while using the Amenity Center Pool.

➤ A female homeowner asked if the Yard Sale signs could be posted one week in advance. Christina Bennett said she would relay this to the Event Committee.

➤ A homeowner stated her HOA dues are automatically drawn monthly from her checking bank account directly to BCM Services Inc. Christina Bennett replied any funds on account with BCM Services Inc for her 2025 HOA dues would be transferred to the new Property Management Company and she would keep the community informed and changes.

➤ A female homeowner was genuinely concerned a neighbor walked into her front yard and allowed his dog to relieve itself of feces in her yard only feet from her kitchen window. She walked outside and asked the offending neighbor to keep his dog on the street side of the sidewalk and pick up his dog’s feces. The offending neighbor was unresponsive. Mike Crawford remarked she could contact the City of Jacksonville. Mark Toney (homeowner) remarked that JSO cannot help homeowners with this problem, but homeowners should visit the LINK provided below to learn what steps they can take. COJ recommends a homeowner take a picture of the incident. Homeowners can visit <https://www.jacksonville.gov/departments/neighborhoods/animal-care-protective-services/resources/animal-ordinance-and-enforcement>

VIII. Next HOA Meeting Date: The Annual 2025 Budget Meeting, Thursday September 26, 2024, 06:00pm to 07:30pm at the Amenity Center.

IX. Adjournment: Roger Potter moved to adjourn the meeting on September 21, 2024. Christina Bennett seconded the motion, and the meeting was adjourned at 11:48 am.

