

HOA Member Meeting Minutes

Date: October 16, 2025, 6:30pm at the Hacienda Clubhouse

1. **Call Meeting to Order by: Norman Runkles at 6:39pm**
2. **Pledge of Allegiance:** ✓
3. **Roll call:** Board members and directors as noted below. Doug, and Bev Thoreson joined via Teams.
Norman Runkles ✓ Carolyn Johnson ✓ Sydney Jacobs Runkles ✓ Dave Casady
4. **Proof of Notice Posted: October 1, 2025**
5. **Approval of Minutes :**
 - A. **BOD Meeting (August 21, 2025):** Reading of the minutes was waived.
6. **Reports from Officers:**
 - 1) **President, Norman Runkles:**
 - a. Stove at the Hacienda was repaired on 10/14/25.
 - b. Accepted Vinnie Amato's written resignation from the board (09/30/2025).
 - c. I am receiving positive feedback from Residents concerning the HOA board's ability to facilitate communication between residents and Legacy to solve issues as they arise.
 - d. Demo of Houses has begun – 1029, 412, 435 are done, 336 was started on Wednesday, total of 7 have been tagged. 147, 255 and 340 – More to come.
 - e. HOA has received (many times over) a copy of most of the rent increase letters. I have sent an email requesting a meeting. Carolyn is compiling the data.
 - 2) **Treasurer, Doug Rafters:**
 - a. Carolyn presenting on behalf of Doug Rafters. Bank account balances presented. One large expenditure - \$818.10 for final payment for bus trip to Grease.
 - b. A check in the amount of \$100.00 was received in July from a Ranchero Village resident to assist our residents that were affected by the tornado in January. This money was deposited into the HOA operating account. Carolyn made a motion to withdraw the cash and purchase gift cards to be given to residents when the next event occurs. By a show of hands of the members present, this motion overwhelmingly passed.
 - 3) **Secretary, Carolyn Johnson:**
 - 1) New list of move-ins / moves outs was received from Legacy. We have added four new homeowners and lost a total of 14. New resident packets were delivered to 3 of the new homeowners.
7. **Report from Committees:**
 - A. **Building, Safety and Security: David Casady, Chair**
 - 1) Make certain that your home has tie-downs installed.
 - 2) Safety is everyone's concern, keep your eyes open and report suspicious activities. With the snowbirds returning, predators will be looking for unlocked vehicles, bicycles (especially e-bikes) and anything of value. If you value it, lock it up.
 - 3) The Cares Network will expand the scope of their mission to include natural disaster management. The HOA will coordinate this new mission.
(Julia West will speak to address the board)
 - B. **Capital Improvement: Norman Runkles, Chair**
 - 1) Meeting with Alex and Shawn on 10/09/25- Plans for all buildings and materials for cabinets , flooring and tile were shown.
 - 2) Contractor was given a deposit work is due to start week of 10/20 with finishing the outside bathrooms at the Hacienda, New Laundry Machines will be installed (but will be leased by Legacy). Expected to take 2-3 weeks to finish. Blinds and curtains are on the list.

- 3) Corral is next with full makeover, new cabinets in kitchen(no new appliances). Bathrooms inside and out, Laundry, Library all in scope; plus some outside work . Expected to take 6-8 weeks.
- 4) The Lakes clubhouse will be last since it requires the most work and will take the longest to finish. We are unable to give exact timeline yet. Total rehab of Pool, Building, bathroom and laundry.
- 5) Bi-weekly meetings will be held with Legacy for progress updates will be scheduled.

C. Communication: *Carolyn Johnson, Chair*

- Legacy launched a new Resident Portal near the end of August. For residents who were previously set up to autopay for their rent, they were required to set up an account on the new portal. Many residents were having difficulty setting up their account, so Bev met with individuals needing assistance at the Hacienda for a couple of days. Carolyn took over after that for the next two weeks.
 - A new tab labeled Legacy was added to the HOA website main menu. Two sub tabs are available 1) which contain two documents with instructions on setting up and using the new ResidentPortal, 2) the Legacy Rules and Regulations document is posted. RV-HOA.com

D. Membership and Welcome: *Sydney Jacobs Runkles, Chair*

- We currently have 142 paid memberships. We are waiting for a new move-in / move-out list from Legacy for the month of September.

E. Transportation: *Sydney Jacobs Runkles, Chair*

- We have the following confirmations for the upcoming events:
 - 21 confirmed for Million Dollar Quartet (11/16/2025) – check mailed to Theatre – Carolyn will lead that group.
 - 32 confirmed for Sunkicks Christmas Show (12/07/2025)

Final payments December events are due by Sunday 10/19/25 – I will be contacting you if you owe money. Bus money is due soon too.

Bok Tower Gardens – Juliana Spring is coordinating a trip Wed Dec 10th. Need 20 people to get group rate. (12 on the list so far) once 20 people sign up, we will pay deposit for bus.

F. SAC Liaison Committee: *Doug Rafters, Chair*

Nothing to report – no meetings have been held since the last board meeting.

G. Rent Committee: *Norman Runkles, Chair*

- E.** Since all letters were not received, an email was sent to Legacy requesting a meeting this week, no response yet.
- F.** Carolyn – Data from letters – We have received 894 copies of rent increase letters. Still missing 22. The overall average rate increases is .0338.

H. Finance Committee: *Doug Rafters, Chair*

G. Nothing to report at this time.

8. Unfinished Business:

Action Items from BOD meeting on August 21, 2025:

Norman:

- 1) Q: Brick pavers sinking at the Ulmerton guard shack; safety hazard.
A: Correction @ Ulmerton entrance/exit has been completed.
- 2) Q: Mentioned from audience: 1) there was a trailer in the maintenance yard containing emergency supplies. Norm to check to see if it is still here, and if so, move to a more accessible location so the HOA will have access during the hours the maintenance yard is closed. 2) Is the generator at the Hacienda being tested on a regular basis?
A: Trailer is present; however, it has a leaking roof and most of everything in there was ruined and had to be discarded. Legacy owns the trailer.

- 3) Q: Randy Johnson is still receiving mail from the state about taxes and thought his name was still on the bank accounts.
A: Randy is not listed on any bank accounts. Regarding taxes, Norm or Doug will need to file an amendment with the state of Florida to change the board of director's names. Once this is completed, Randy should not receive any further notices.
- 4) Q: Lot 881: An inspection of homes notice was sent out regarding property maintenance. What is the status?
A: Legacy has performed inspections and notices have been sent to homeowners. At this time, Legacy is just documenting "violations" but is not issuing any fines.
- 5) Q: Lot# 1025: What is the status of homes that need to be demolished.
A: Per Norm, Legacy has performed inspections and notices have been sent to homeowners. Some homes have been marked for removal; we do not have a timeline at this time as to when these homes will be removed.
- 6) Q: Lot# 207: Legacy is not maintaining the trees (palms) at the Lake House clubhouse.
A: Trees are on a list to be removed. Cannot remove because birds are nesting in the trees.
- 7) Q: Lot# 1050 & 1052: The trees in the ravine @ the separator bridge, who is responsible for maintaining this area?
A: Per Norm, ½ is the responsibility of the county and the other ½ is the responsibility of the city. The county mowed their side, and the city of Largo has mowed their side.

9. New Business:

- A.** Proposed change to HOA By-laws regarding elections as discussed. Will be voted on at the October 28th HOA Members Meeting.
- B.** Proposed change to HOA By-laws regarding length of membership was discussed. Will be voted on at the October 28th HOA Members Meeting.
- C.** Proposed change to HOA By-Laws to lengthen Officer's term of office from two years to three years was discussed. Will be voted on at the October 28th HOA Members Meeting.
- D.** Election Committee- One volunteer has stepped forward. We will need at least two more residents to serve on the committee.
- E.** An HOA Member meeting is scheduled for Tuesday 10/28/25 where we will need a quorum of members to vote on the above-mentioned changes to the HOA By-Laws.

10. Q & A:

Norm opened the meeting for a question-and-answer session from residents in attendance.

1. Q: Ron Howe lot# 603: Capital Improvement money from Legacy, will it be used to update the park infrastructure?
A: Norm: all the Capital Improvement money will be spent on the planned updates/remodels of all clubhouses.
2. Q: Ron Howe lot 603: How much is left in the \$1,750 fund. If not spent, where does that money go?
A: Norm to investigate.
3. Q: Ron Howe lot# 603: Water lines issue – mapping the entire park?
A: Norm: Legacy is paying to map the entire park.
4. Q: Ron Howe lot# 603: Rent Increase for 2026; how is this being handled.
A: Norm: The HOA is scheduling a meeting with Legacy regarding the rent increases. More information will be provided after the initial meeting, which is yet to be scheduled.
5. Q: Ron Howe lot# 603: When will the 2026 HOA budget be sent out?
6. A: Norm: A blast email will be sent out to all current HOA Members today, 10/16/2025. For the ten members for which we do not have an email address, these are being mailed via the USPS today, 10/16/2025.
7. Q: Sue Peck Lot# 749: Is proxy voting available for the October 28, 2025 meeting?
A: Carolyn: If you need a proxy form, send an email to the HOA and the form will be emailed to you. RVHOABoard@hotmail.com

8. Q: Sue Peck Lot# 749: Regarding the proposed change to by-laws on the length of membership, have we considered pro rating a membership?
A: Sydney: Yes it was considered.
9. Q: Suzanne Bordeau (via teams message): Is the Hacienda parking lot going to be re-stripped as a part of the upcoming improvements?
A: Norm to investigate.
10. Q: Lot 1102: Is the exterior signage at both entrances going to be changed/updated?
A: Norm: Yes, this is on the list of upcoming improvements.
11. Q: Lot 2041: The customer service of the Legacy staff at the Hacienda is horrible. What can be done?
A: Norm: The HOA has no control over the Legacy employees. Submit a Customer Service form at the Hacienda office with your complaint.
12. Q: Lori Johnson Lot 1204: There is a lot with pet fencing in the driveway and has multi-vehicle parking (some at the Hacienda).
A: Norm to look into this after Lori provides the lot number.
13. Q: Lilly Pads at the Lake; there is a lot of algae buildup.
A: Norm: Someone has been turning off the fountain pump at night. If you know who is doing this, let us know. As to cleaning up the algae build up, Norm will investigate.
14. Q: Nancy Lot 947: No bulk emails from Legacy – is this going to be corrected?
A: Norm: This should be fixed within the next week according to Alex from Legacy.
15. Q: Jim Riggs Lot 174: Rooter Man plumbing mapped the park within the last 10 years. Where is it?
A: Norm to investigate.
16. Q: Lot 550: Mansards on homes that are going to be demolished; can these be salvaged?
A: Norm: These are Legacy owned properties. Even if we could salvage the mansards, we have no place to store these materials.

11. Adjournment:

The meeting was adjourned at: **8:03pm**

Secretary, Carolyn Johnson

Date