

HOA Board Meeting

Date: August 21, 2025, 6:30pm at the Hacienda Clubhouse

1. **Call Meeting to Order by: Norman Runkles at** 6:32pm
2. **Pledge of Allegiance:** ✓
3. **Roll call:** Board members and directors as noted below, except for Doug and Vinnie. Dave Cassady joined remotely via Teams.
Norman Runkles ✓ Carolyn Johnson ✓ Sydney Jacobs Runkles ✓ Bev Thoreson ✓
4. **Proof of Notice Posted:** ✓
5. **Approval of Minutes :**
 - A. **BOD Meeting (June 16, 2025):** Reading of the minutes was waived.
 - B. **Capital Improvement Notes:** Per Norm, there have not been any meetings with Legacy since after the tornado (06/25/2025). Waiting until Legacy's new software updates have been completed.
Change to rent policy: now due by the 5th of the month, and there is no grace period.
Homeowners are encouraged to setup auto-pay so as not to be late and charged a late fee.
6. **Reports from Officers:**
 - A. **President, Norman Runkles:**
 - A. **Donation Station:** I want to express my gratitude to the individuals that coordinated the donation station for victims of the tornado. In addition, I also want to thank all the residents who donated items for this effort. Further we want to thank the residents who volunteered their valuable time during the two weeks the donation station was open to serve our residents in need. As they say, it takes a village, and our village both inside the park and the surrounding neighborhood businesses were there for us. We appreciate everyone! We also created some disaster kits that are stored at the Hacienda clubhouse. We want to get residents together to discuss what went well, and how we can prepare for the next event. If you are interested, let us know. We will schedule a meeting sometime in September.
 - B. **Unlivable homes:** I do not have the exact number of homes that were damaged or declared a total loss from the office. Legacy is offering residents who have had their home declared as a total loss options. Contact Nancy in the office if this applies to you.
 - B. **Vice President, Vinnie Amato:** Not present i.e. – nothing to report.
 - C. **Treasurer, Doug Rafters:**
 - 1) Carolyn presenting on behalf of Doug Rafters.
 - D. **Secretary, Carolyn Johnson**
 - 1) Q1, Q2 and Year to date financials presented.
 - 2) Set up financial reporting for FY 2025 and forward has been completed.
7. **Reports from Committees:**
 - A. **Building, Safety and Security: David Casady, Chair**
 - 1) **Building:** No updates from Legacy for July 2025.
 - 2) **Safety:** Notes and observations from 2024 Hurricane Milton and the Tornado of 2025
 - Cares Network is still available in the Park. Any resident that is alone and is staying during the storms we have down here, should at least contact Debbie Mills or Julia West, (the Committee Coordinators), so they can add you to the 'check on' list.
 - Inspect your carport post anchors and post/beam attachment hardware.
 - Inspect your home's hurricane straps.
 - Install 'D' ring anchors and cable down your golf carts nightly, (or at least when gone)
 - Ensure no containers are around your home which will accumulate standing water from the rains (breeding ground for bugs).

- RV has an old infrastructure that needs constant maintenance until Legacy updates the systems which include water, sewage and the roads. Being patient is the only thing we, as residents, can be at this time.
- 3) **Security:** As we all know, we are not a gated community. The Belcher gate minimizes any undesirable people who may want to come into that side of the park. Now that the perimeter fences have been repaired from hurricane Milton, we need to help the park office identify any sections of the fence that were damaged by the June tornado. The Ulmerton entrance is the weak point for security. We, as residents, need to keep an eye out and either report it to the office, or call the police. Of course, use your common sense about approaching anybody; we don't want anyone hurt.

IF YOU SEE SOMETHING SUSPICIOUS, REPORT IT.

B. Capital Improvement: *Norman Runkles, Chair*

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? **Norm to investigate and advise.**

C. Communication: *Carolyn Johnson, Chair*

- 1) Continuously updating and working on improvements to the HOA website (RV-HOA.com).
Note: the website was down for a couple of days due to a miscommunication in paying the domain renewal fee. This has been addressed and the website is back up now.

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

We have 148 current voting members. We have a list of new move-ins July / August 2025. There are five new residents (Carolyn to get new resident packets out to these folks).

E. Transportation: *Sydney Jacobs Runkles, Chair*

Sydney reported on the three upcoming events.

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*

Letter sent to Legacy. No formal response has been received. Nancy (Legacy) states there will be a conversation on this topic. Norm to provide more information at the next HOA board meeting.

H. Finance Committee: *Doug Rafters, Chair*

Nothing to report at this time.

8. Unfinished Business:

Action Items from BOD meeting on June 19, 2025:

Norman:

- 1) Issues with sewage or water pipes from the street to the water meter.
 - a. Legacy changed contractors, and current pipe breaks were a result of a previous repair.
- 2) Mapping of piping of the entire park.
 - a. No mapping is available from the city or county.
- 3) Brick pavers sinking @ the Ulmerton guard shack; safety hazard.
 - a. Norm will recommend to Legacy to put down a steel plate as a temporary fix.
- 4) Private security or resident committee to patrol pool areas.

- a. This will have to be handled by individual homeowners.
- 5) Driving range net at the Corral clubhouse needs repair.
 - a. Per Norm, it appears that a new net has been installed.

9. New Business:

- A. Change to HOA By-laws regarding elections. We did not have a quorum to be able to vote on this, however, Carolyn explained the proposed change.
- B. Change to HOA By-laws regarding length of membership. We did not have a quorum to be able to vote on this, however, Carolyn explained the proposed change.
- C. Library Books: Per Bev, many hours have been spent culling through our current library. Many books have been boxed at the Corral. Please do not open and rummage through the packed boxes.

10. Q & A:

- A. Q: Lot# 442: Randy Johnson is still receiving mail from the state about taxes and thought his name was still on the bank accounts. **Norm to follow-up.**
- B. Q: Lot# 112: Regarding an email sent to homeowners stating you must fill out a question/issue form (available at the Hacienda office), and must schedule an appointment. Homeowner stated that Legacy has the responsibility to have an open communication with residents.

A: Legacy is using the HOA as an intermediary to address questions and issues to alleviate the burden on the office, and to make certain the HOA is aware of any reports.

- C. Q: Lot 881: An inspection of homes notice was sent out regarding property maintenance. What is the status?

A: Per Norm, Legacy has performed inspections and notices have been sent to homeowners.
Norm to follow-up.

- D. Q: Lot# 881: If you want to communicate with the office, the email sent states you have to fill in a physical form. Is there a way to do this electronically?

A: **Norm to follow-up.**

- E. Q: Lot# 1025: What is the status of homes that need to be demolished.

A: **Norm to follow-up.**

- F. Q: Lot# 550: Regarding landscaping responsibilities, the lawn crew is not weed-whacking up to the planters at the property.

A: Per Norm, Legacy is looking for a new contractor.

- G. Q: Lot# 207: Legacy is not maintaining the trees (palms) at the Lake House clubhouse.

A: **Norm to follow-up.**

- H. 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.
Norm to follow-up.

11. Adjournment:

The meeting was adjourned at: 7:53pm

Secretary, Carolyn Johnson

Date