**RCEOA, INC General Meeting**

**04/21/2025**

6:00pm

Regency Oaks Clubhouse

445 Breakwater Blvd

Weeki Wachee, FL 34607

In Attendance:

President Collin Nole

Treasurer Marissa White

Secretary Virginia (Ginny) Van Der Kelen

Director Mike Kunz

The meeting was called to order at 6:18 P.M. A quorum was established with the 20 members present in person along with 42 proxies. The board members were introduced President Collin Nole (7845 Chaucer Drive), Treasurer Marissa White (7224 River Country Drive), Secretary Virginia VanDerKelen (7812 Floral Drive), and Director Mike Kunz (7414 Delaware Drive).

Thank you all for coming.

We went over the meeting rules.

Ginny (7812 Floral Drive) read the 10/21/2024 General Meeting minutes. Mike Kunz (7414 Delaware Drive) made a motion to accept the reading of the October 21,2024 minutes.

**Chuck Buzzy** (8088 Floral Drive) seconded the motion. All were in favor and there were no questions.

Secretary’s Report: Ginny VanDerKelen (7812 Floral) Over the last year we have been making all our files digital by scanning them into the computer. We are about 85% to 90% done with that. Everything has been going nice at the office. If you need copies of any of the records, please call the office in advance to make copies available. If there is no answer, please make sure to leave your name, address, and phone number so we can call you back. It is important to get permits for parking of RV’s and garage sales. Just call the office and Erika will get you taken care of. The office is running fine and I have nothing else to report.

Steve Reinhardt (7451 River Country Drive) suggested that the information about the permits should be put in the newsletter.

Treasurer’s Report: Marissa White (7224 River Country Drive) Currently we are six months through our fiscal year. We have brought in $54,595 in assessments. Of that 51,870 is for the current year which is approximately 414 of the 480 homes. Our legal fees are significantly down from past years. So far we have spent 1,912 in the first six months. The only expenses that have gone over the budget were the changes to the tennis court to make them into the pickleball courts. We have spent a little under $11,500 to make those changes. Other than going through it line by line does anyone have any questions regarding the budget line items?

Bill Spratt (7995 Chaucer Drive) was the $11,500 part of last year or spent all out of this year’s budget.

Marissa: It is under repair and maintenance, but we are taking the extra expenses out of our savings.

Collin: I want to explain a couple of additional things regarding the new budget. It is dictated by the amount of people who pay their assessments. There are 60 homes that are suspended. The total is $29,500 owed in past assessments from these homes. This hurts all of us because it prevents us from completing projects to make the community better. From the legal side, when the community was developed the way they wrote the documents, we cannot put a lien against the properties like some HOA’s can. All we can do is suspend them, take away their voting rights and not give them access to the combinations to the courts. What can we do to get people to pay. We spent over a week calling collection agencies and talking with the lawyers. It will cost us more money to collect.

Bill: What does the lawyer say about public shaming?

Collin: We decided to not do it because there’s already so much hate.

John White (7224 River Country Drive): There are so many that are having financial problems, so I agree with no public shaming.

Ralph Cote (5208 Suwannee Drive): Are the assessments voluntary or mandatory?

Collin: The lawyer stated it’s neither. It’s an obligation when you bought into a deed restricted neighborhood, which you were advised of at the time of purchase.

Don Tenhoeve (5289 Sandra Drive): When I bought my home a few years ago the seller had to pay back assessments.

Marissa: Yes, that is how we get the back assessments. People are not buying and selling quickly so it does take time to collect.

Melissa Coe (7898 Floral): I bought my home in 2009 and at that time it was voluntary.

Collin Nole: The assessment piece is in the by-laws not the Deed Restrictions. There was a time the by-laws stated “may” be assessed but at a general meeting like this a vote was passed to change “may” to “shall” be assessed making it an obligation. Remember Deed Restrictions require 2/3 of a vote, By-Laws are just a majority at a General Meeting.

Marissa White: The budget for 2025-2026 starts on October 1st. We based it on 415 homes paying. We did not make any major changes. Since everything is going up, for example our rent, the cost for renting the meeting room and spectrum, so we adjusted the cost in other areas.

Michelle Mitchell (8099 Delaware): Where is the cost of the landscaper?

Marissa: This is paid for by MSBU.

Rich Limardo (5318 Patricia): Is MSBU the charge on our taxes?

Marissa: Yes, it is and everyone pays that.

Rich: So that’s about 75K so how does that work? Does the county or the Board control it?

Marissa: The country does control it. They ask us for contracts such as the lawn service. We can ask them to move some money around to cover the rising costs, but we don’t get a say on all of it. The MSBU covers streetlights repairs and the roads. We are also required to carry a reserve so no we don’t get a full say about that money. It is only used in common areas.

Chuck Buzzy (8088 Floral): Do the Waters and the condos pay into the same MSBU that we do?

Marissa: We don’t know but we would say yes, and they would have their own account. Ours states River Country on it.

Ralph Cote (5208 Suwannee) Does MSBU pay for the downed trees in the park?

Collin Nole: Yes, some of it, it depends on the budget. For example, if the MSBU budget has an allowance of 5K but it costs us 8K we need to pay the difference out of our budget.

Marissa: The MSBU money doesn’t expire if there is left over money it rolls over, so we never lose that money. MSBU is really supposed to be used for big projects.

Don Tenhoeve (5289 Sandra) Is there ever a written report that shows how much we have in the bank and how much was spent by line item?

Marissa White: Yes, that is available just send in a written request.

Collin Nole: This ties back to being digital. You can request to view almost everything. Legal issues are not available. We follow the rules that are set by the state. You make a request for an appointment, and we make the records available, it’s that easy.

Marissa: Everybody was mailed the budget for the 2025-2026 fiscal year. Some people mailed in, others some brought with them today. People are still turning in the ballots so we will move on for now.

Rich Limardo (5318 Patricia) so as far as the MSBU budget do you know how much there is?

Marissa: Yes, we do.

Rich: Can we see that budget as well?

Marissa: Yes, that can be seen by you. I used to think MSBU money was for whatever we wanted. Come to find out a lot is used by things like streetlights electric and maintenance.

Community Project Report: Collin Nole – The tennis/pickleball courts are complete. To keep down costs Matt Wise, Collin, Mike and volunteers did it. We as board members put in a lot of extra work that is not part of our official duties. We will do it to keep costs down. We could sit back and write checks, but we wouldn’t have gotten as much done. The pickleball court would have cost 20K but we did it for $11,500. The sign-up front would cost at least $800 we did it for $100. We have made the decision to hold down costs. The movie in the park, Matt and his wife organized and paid for it out of their pocket to give back to the community.

ARC/DRAC Report: Matt before he left took care of it all. As you can see, we have a lot of empty seats up here. We are tapped out at what we can do. We must prioritize what we can do, so that is why I don’t have numbers for you. Deed restrictions are a committee not the Board responsibility. The committee bring the issues to the board and the board make the decision on how to move forward. The initial collection is done by this committee but for at least 3 years that I know of it has fallen on the Board.

ARC Reviews: I know you have questions as to what happens with the ARC reviews. As you know, if you want to make any changes to your house, you must fill out an ARC review and the board reviews it. If it’s within the standards of the deed restrictions it gets approved. In the past we would review within a couple of days. Now with the lack of help we are going back to approving at the next Board meeting as per the by-laws. We will try to do it faster.

Now in regard to the house on Chaucer, I have received a few calls yelling and swearing at me. I’m going to explain it the best I can. The required setback is 65 feet. The way the lot is angled we provided them with a variance of 10 feet. If we didn’t allow the 10 feet variance then the side setbacks wouldn’t work. They would be encroaching on the neighbor’s yard. Where I made the mistake was, I didn’t take the 8 feet easement into consideration. Where I looked at the numbers it looked fine. People said make them move it back. Well, it’s not that simple. So yes, I made a mistake. It was the first house as the current board we have had. With everything going on which is no excuse, I just didn’t do the math.

Rich Limardo (5318 Patricia) Are you referring to the 2 houses on Chaucer?

Collin: Yes, I went back to the second house and double checked the numbers with the setback.

Rich: Are the setbacks a county or a community issue?

Collin: The 8-foot easement is the county. The 65 feet is the community. There have been variances given out by previous boards as some lots just can’t meet the 65 feet.

Jim Rumley (7691 Jomel): Is there a form for a variance?

Collin: Yes, there is one. For example, say your fence doesn’t meet the restrictions by a small amount it could be decided to be approved based on that issue.

We now have the vote regarding the 2025-2026 budget. We had 92 yes votes, 3 no votes and 3 forms voided due to no signature. Budget passed.

Crime Watch: Nancy Jones (8031 Floral) there was a lot of fishing line left along the pond. So, my husband and I were able to put together a recycling box. Collin has approved the location of the box. I’m just waiting for our laborers to get healthy enough to install.

Crime watch we are a safe community. No one is allowed in the park after dark. The crime watch saw a car at 1 A.M. by the ark so they called it in. We have a few calls regarding a gray suspicious vehicle. Crime Watch appreciates the call by skip the middleman and call the Sheriff department. Deputies would like you to get as much info as you can. Color, type, plate number and time of day. If they see a pattern they can send some to just drive around that time. We have more on-site officers. Outside of River County there has been an increase of purse snatching at Publix and Walmart. Burglars, there is a pattern at Hernando Beach, Woodlands, Waters and just yesterday at Regency Oaks.

Lock your cars and don’t leave anything in them. If you need to go to a few places hide your packages so they are out of sight. Your garage door opener is in your car. Go into your glove department and there is your address. So please be careful to lock your doors. The concern with illegal immigrants isn’t an issue here according to the Sheriff’s department. It’s mostly gang wannabees. The Sheriff has said do not advertise you have guns in your home. Light up your house. So many homes are dark or have shrubs so you can’t see. This invites burglars.

Jim Rumley (7691 Jomel) I live right by the park and every day there are people parked there and/or playing basketball at night. I’m just too tired to call but after talking to Nancy I will call.

Nancy: The police want us to call; they aren’t too busy as some people think. We are important.

Judith Micheals (7897 Chaucer) If more people would call it would help. The other night it was midnight, and they were making so much noise. I was yelling out the window that the police are coming.

Nancy: Please don’t do that, just call the police. You don’t want them saying “that’s the house that calls the police”.

Michelle Mitchell (8099 Delaware) I live right against the forest preserve and at night I see people walking through there.

Nancy: Call the police and let them investigate. I don’t want to scare you, but a common thing is break-ins are in the rear of the home.

Old Business: WOW the new company that is supposedly coming for internet. I haven’t heard anything from them since last October. I did tell the manager to advise when they are going to start. I will let you know if/or when I hear from them.

The legal matter that was discussed in the minutes is now closed. There was a person who claimed he fell at the entrance of the park. When his attorney sent us a letter we gave it to our insurance. The insurance company sent us a letter that the matter was closed.

Artistic Lawn Care, I think they are doing a better job than the previous contractor, they don’t need reminded of the days they are supposed to cut on. They are the same company that did our mulch. They do an outstanding job.

New business: Good stuff that has happened. We revised the by-laws. They have been officially recorded with the county. The park rules were revised by the board. A few months ago, we decided to take the locks off of the basketball court but that didn’t work out. We put the locks back after hearing from the community.

You can pay electronically now by contacting the office.

The community sign at the front was needed because our motto is to get the information out.

There are 400 newsletters printed, and I put 300 in the boxes and when I go back there is still 100 in the boxes so that means that only 150 newsletters are getting out to the community.

The board started their own official Facebook page.

We are having problems with needing volunteers. We can use help with the newsletters, DRAC, social committee, mailbox keys, Welcome committee, website.

The four of us we are spent, and we are done. We have done everything in our power to keep this thing alive but when it starts affecting your home life there must be a decision made.

Do I keep pushing to help the community?

If you guys want to see the community maintain and get better, it will take 7 to 8 people to dedicate some time to help.

We need people to step up and help out as we can’t keep doing this.

We are at 95% at the point of resigning. I’m not trying to threaten you; we are trying to be as honest as we can. I have been asked what happens when you resign?

Couple options, at least 4 people step up to be on the board, the other option would be turning it over to the county saying there will not be a board and no one willing to be on the board. The county will pay for the lawn care, lights and the road work. They won’t be doing any of the extras.

Next board meeting we will sit down and make the decision as to what we will do. We aren’t quitters but there comes a time we have to say it’s enough.

Sandra Wall (8586 Delaware) I work full time, and I appreciate everything you do. I am willing to help but I have a full-time job. Can you tell me the amount of time that will be needed?

Collin – Depends on where you would like to help at. A board member takes a lot of time. 2 of us work full time also. I’m not trying to say anything bad but at previous meetings we have had people say they can do this, and they can do this and then never show back up.

Nancy Jones (8031 Floral) Can you put something in the newsletter? I don’t think people understand what it means to turn it over to the county. It has its problems. I have called the county regarding the overgrown lots and the common county areas that they are responsible for. They say they do it quarterly. It’s not as simple as well we will turn it over to the county, individual concerns and complaints, Code enforcement no longer addresses trees from neighbor’s yards. Can we all maybe get the newsletters to our neighbors.

Don Tenhoeve (5289 Sandra) Is there any place that details what your jobs consist of? I understand there isn’t a vice president now. What does the vice president do?

Marissa: When you join the board, you are a director and then the board votes on the positions that are held. You get elected as a director. If you just sat on the board and helped, make decisions that alone will help.

At the board meetings we all volunteer to do individual things. All we ask is volunteer to do what you can.

All the positions are listed in the by-laws along with the bare minimum required tasks.

Bill Spratt (7995 Chaucer), I’m with Don I would love to see if there is a position on a committee. I’m a hard worker but I don’t want to get involved with politics.

Collin: In order to do the work, we have discussed we need people to help us. I was in the park last week working on the pickleball court and a resident named Howie came up to me and asked what can I help you with. I explained what needed to be done and Howie said I’ve got it and he coordinated with me to get it done 2 weeks later. Howie paid for what we needed out of his pocket and donated his time to get the basketball fence fixed.

Ginny: People ask what DRAC is. It’s the job no one wants because you drive around and take pictures of violations of the deed restrictions.

Bill: What about the architectural review?

Collin: That one isn’t a big one, the board just has to sit down and review it that it meets the deed restriction requirements.

In order to do it right it will take dedication of time and people.

Come to the next board meeting to see what is involved.

Cliff Moody Family (8559 Delaware) How do you get on the board?

Collin: We have a vacancy right now for the vice president position.

Cliff: Isn’t there some sort of training you have to go through?

Collin: Yes, you have 90 days to complete the course.

Cliff: I do want to get on the board, but I have a medical thing taken care of first. I think you are doing a fantastic job, every time I see you, you are always working. I don’t want to see you resign.

Kelly Sowka (8010 Delaware) When is the next board meeting?

Marissa: It is the second Monday of every month at the office.

Kelly: I’m interested in helping with the newsletter.

Steve Rienhardt (7451 River Country Drive) – If you guys want me back on the board I will be happy to take over all the committees.

Collin: Come to the office for the next meeting and we will make it official.

Collin thanked everyone for coming

Motion made by Steve Reinhardt (7451 River Country Drive) to adjourn the meeting. Seconded by Jim Rumley (7691 Jomel). All were in favor no denials and the motion passed.

Meeting was adjourned at 8:10 P.M.