

Clover Leaf Property Owners' Association, Inc.

Annual Meeting

Board Agenda

January 31, 2025

- Call to Order-President Darcy Jacobs call to Order.
- Determine if quorum exist – according to the roll call a quorum exists.
- List of members present and Google Meet:

Darcy Jacobs

Maria Moreno

Whitney Connell

Noah Connell

Philip Swaine

Ph. [unclear]

Der [unclear]

Dr. Gullf

KJ Delbert

Jamie Worrell

Robin Worrell

Shelby Nairn

Anouk Vieux

Stacy Cooper

Chris Paul

Ling Tate

Andrew Corcha

Roger Edwards 102

Del Brox

- Approve 2024 board meeting minutes – Maria Moreno approved : minutes, Darcy Jacobs 2nds the motion.

- Report from Treasurer:

Agenda

- Philip Swine will explain about the Re-pavement Project (seal and coat the roads of the community). We discussed to get two more quotes because the previous quote was for 2023 and the new quote from the same company increased by 14K.
- Trees. The Oak trees were trimmed and maintained throughout the community. They will need to be trimmed again by 2026.
- Repairs -lights at main entrance:
 - Some boards were broken due to hurricane – Mr. Chris Jacobs fixed at no charge. The standard charge would have been \$500.
 - Timer at both gates went bad. Community Electric changed all lamp post bulbs, fixed post lights that were run over, and fixed the trouble shoot circuit.
 - Lake June entrance wires need repair. According to Community Electric we will need underground rewiring because due to the damage caused by the unknown vehicle.

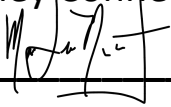
Discuss Old Business:

- Signs for main gate are up. Construction workers continue to use the main gate instead of the Lake June entrance. The Lake June entrance location was added on google maps to facilitate entrance by construction or contractors. A motion to get an updated gate system was motioned by Darcy Jacobs and 2nd by George Stimatis.
- **Roadways:** Re-pavement of community roads.
- Mowing – one bush hogging company to cause less confusion for the bush hogger. Home owners putting up stakes or a fence. A motion by Darcy Jacobs that one Bush hogging company from here on out will maintain the big lots. The motion was 2nd by Lina Zafra and the other board members that were present and the floor.
- Packets for new Owners – Copy of the restrictions, where to mail HOA fees, mowing, where you can purchase remotes for the gates.
- Packets for new construction- construction agreement with owners and contractors, rules and regulations. Fines will be given if rules are not followed.

If builder doesn't comply, he will not be allowed to build in our community. A motion by Darcy. A motion by Darcy Jacobs to put a deposit before building either from the home owner or contractor. Whitney Connell 2nd the motion. A deposit of \$1,500 was motioned by Philip Swine and 2nd by Ken Delbert.

- Rules and regulations must be followed. The rules and regulations of the Association are now posted on the community's website.
- Speed bumps – there's a problem with people speeding in the community. No speed bumps will be put in at this time.
- Zoom – not going to offer zoom. A motion by robin Worrell to keep zoom 2nd by Whitney Connell. We will use Google Meet for future association meetings.
- No more Saturday meetings – We changed meetings for the people who live out of town and they never came. A motion by Lina Zafra to keep meetings on Saturday and 2nd by Jose Moreno.
- Schedule next year's meeting – Annual meeting for 2024 will be held on January 18, 2024 at 11:00 AM. This may change but will update when the President letter gets mailed out in November.
- Open the floor for comments – Creating a web for Cloverleaf Trails – was motioned by Maria Moreno and 2nd by Darcy Jacobs. The website has been created. A motion to change the Deed Restrictions and covenants was made by Whitney Connell and 2nd by Ken Delbert. The floor was all in favor. Topics discussed: more horses allowed on property, boats allowed on driveway, small animals, temporary 4H or FFA animals, etc. Darcy Jacobs will discuss the process with Kim Sapp. The topic of boats in the driveway came up by George Stimatis which caused an arguments within the floor. George got upset and left the meeting.
- Discuss and approve any other association business.
- Board Meeting members and Architect Members conducted a meeting after the HOA meeting was over. During this meeting George Stimatis sent Darcy Jacobs a text message stating he resigned. Philip swine was appointed to sit as board member by Whitney Connell and 2nd by Del Broxton. Lina Zafra was also appointed by Darcy Jacobs and 2nd by Whitney Connell. Lina was also appointed by Darcy Jacobs to sit on the Architectural Committee 2nd by Whitney Connell. The Board voted that any resident with a boat on their driveway has a year to build a barn to put it in or remove it from their property.

- Motion to adjourn the Meeting – Darcy Jacobs motion to adjourn Meeting and Whitney Connell 2nd the motion.



Secretary - Maria L. Moreno

New Business

- The website for the community association has been created: <https://cloverleaftrailsequestriancommunity.com/>. The link for the website was emailed on 2/3/2005 to the property owners that had provided an email to the association.
- Before beginning construction or improvement to the property all builders/contractors will need to provide their Certificate of Insurance. No construction will be permitted until the builder/contractor provides a current and valid Certificate of Insurance.
- If any property owner plans on selling his/her property, please let the Association know before listing the property. You can contact the association via the website. We discussed a property that is currently for sale: 204 Unbridled Way. The realtor must have contacted the Association. Also, we had a private sale where the new owners were under the impression that they could build 5 houses on the 5 acres.
- The quorum accepted to temporarily increase the number of horses allowed.
- Allow small animals. Discussed but didn't reach an agreement with the quorum.
- Allow temporary animals 4-H. Agreed by the quorum only for seasonal 4-H animals.
- Allow playhouses for children. It was agreed by the quorum to allow playhouses temporarily. The playhouses need to be in good condition and well maintained to be allowed.

UPDATE: The Association contacted another paving contractor and received a quote for \$29,000, which reflects an increase of \$5,000 from the previously accepted quote. The decision to postpone the repavement of the roads was made at the 2024 Annual Property Owners Meeting. The reasoning behind this decision was that several homes were under construction, and the traffic from heavy equipment would negatively impact the newly paved roads.

The Board will be conducting their quarterly meeting on April 6, 2025.