

MINUTES OF  
EAST LINDEN ESTATES  
March 9, 2022

The East Linden Estates Board of Directors held their monthly meeting on Wednesday, March 9, 2022 at the Elks on County Line Rd. The meeting began at 7:00 pm with a pledge of allegiance to the flag.

Board members in attendance: Johanna Garcia, Sharon Steck, Laura Diehm and Frank Artura, the board appreciates those residents in attendance.

There were no minutes for acceptance.

**Financial** reported from Joan, year end amount of \$21,005.87.

There are some dues still outstanding. We have monies because of lien cost recovered, we're up on everything we do.

The nature park looks beautiful, we should keep it maintained, three times a year, they did a good job in cleaning it up and residents should take a walk through it.

Frank made a motion to accept the financial Sharon seconded, all in favor.

**Maintenance** reported from Johanna. The wood on the entrance signs have been removed, the nature park cleaned up, and we bought all new Christmas decorations. The home on Jocelyn Way, was a Fed govt. Hud reverse mortgage, we received \$3939.26 of back dues.

There are eleven residents who owe back dues, Johanna offered to lower each homeowner \$150.00 as a motivation to finally pay their dues; out of the eleven, only one responded. Some residents still owe back dues from seven, five, three and two years, one resident owes us \$5800.00. Since January, we received a checks for \$477.00, \$327.00, \$626.00 totalling \$3370.25. We have been very fair but would like the board to consider voting on imposing a late fee, with compounded interest and seeking a lawyer to write letters to request payment when dues have been delinquent for years. We repeatedly ask the residents and lien the homes, only to receive payment when a home is sold or refinanced. A \$150.00 per year HOA dues is very minuscule compared to what some HOA's cost. A resident questioned whether we can post their names, etc in newsletter, we can post the residents addresses in the newsletter. As of July 1st, if dues are not paid, their addresses will be posted in the newsletter.

A motion was made by Johanna to charge a \$39.00 late fee per month on back dues seconded by Frank all in favor.

Joan mentioned the bank was closed, BBT sold to Truist, she couldn't make any deposits, everyone's checks got held.

Johanna along with Laura have attended some public meetings and we have information that our request for a traffic light has been approved, we will be getting our light when they widen County Line Road. The expected time frame is one year at the cost of one million. There will be a service road near the Linden Retreats and going east through to Publix.

At the public meeting, Johanna questioned **County Commissioner** what happened to the 35' buffer on the building lots adjoining Avalon behind Linden Retreats, we technically lost 15' of buffer. Johanna mentioned the increase to our area is 274 homes Avalon, 57 Adams off of Hillary and Oriana, 127 on County Line. We have refused to allow the burning of the trees at 500' feet, we are not giving them permission they need to keep it at 1000', it's burning all day long.

Our sales tax is going up 1/2 peeny from 6 1/2 to 7 %, actually this will be beneficial to our county, as we will be able to keep the difference instead of giving to Tallahassee. We are actually the least expensive, county in Florida, all others are 7% and 7 1/2 %.