

Grassland Estates HOA BOD Meeting  
November 14, 2023

**I. Verification of Board Quorum**

- a. Quorum was met with Chane Blandford, Tanda McConnel, Laurie Clark, Amy Swiney, Bo Madison, Wendie Jarman in attendance. Joe Cumbest was not present. Also in attendance was Facility Manager, Evelyn Orellana. VCM representatives were not present.

**II. Call Open Session to Order.**

- a. Chane calls the meeting to order at 6:04.

**III. Review and vote on June and October 2023 Minutes.**

- a. Approved the October minutes with small changes- Tanda motions and Amy seconds - all vote Aye
- b. June minutes not in packets. Board will vote to approve at a later date.

**IV. Consent Agenda Items**

- a. No consent agenda items.

**V. President's Report**

**VI. Facility Managers Report**

Coupon books ready to print for those that want them if we decide to print them.

Pool heaters are broken working on quotes

Heaters have been put in the back bathrooms

Ring doorbell has been purchased for the clubhouse

Mailbox has been purchased and installed

Food drive coming up.

Christmas party on December 10th.

Website is up and running- thank you Michael Herrera

Clubhouse reservations are up on the website but they are pending until payment is received

**VIII. Old Business**

- a. Splash pad- the contact info they received wasn't correct. They got the corrected info but Galen has not reported back
- b. Appfolio & Management transition- transition going well. 54% signed up. There are some problems with the data from VCM and those are being taken care of.
- c. Speed limit change. The city wants more info and because we have wider streets and no street parking and so it is not likely to happen.

**IX. New Business**

- a. Late fee- Wendie makes a motion to change the late fee to 10% on full balance. Laurie seconds it, All vote Aye. Motion passes The late fee needs to be filed by the county. Evelyn is going to do that.

## The Break

Introduction of developers of former Nueva Vista Golf Course introduced by Laurie. Jeff Beard is the president 42 years at Busch Gardens and many at Tampa Zoo.

Average age of Midlanders is 32 which means a lot of children. They want to have a place where kids can learn and see and experience animals. They will have Rhinos, feeding giraffes, designs so that the back of the house can be seen from the front. The Zoo will be on 26-27 acres to start. About half of the acres available for the Zoo.

Zoning needs a special designation but would go back to AE zoning if the Zoo goes away.  
316 - 500 feet between houses and the zoo. It should take about 3 years.

103 acres of open space will be left

No public money involved.

Questions? Or issues

Noise- won't be much

Smell- waste and dung will be hauled off site and composted two -three times a week. I

Fence- 8 foot fence around the property, green camouflaged chain link fence.

Traffic- large trucks- only for food for visitors, and large trucks for the delivery of animals. Wadley is going all the way through to 158. They have worked on getting a light at 158/Wadley moved up.

Lighting - Lights off at night so we can let the animals sleep

Water conservation - using AC condensation and gray water wherever possible.

Looking to plant about 500 trees with this project.

The Preserve- 71-72 preserve. Light retail. Zoning LR (local Retail) 2-story, family office, boutique type, small businesses, and some food and beverage. Have an 18 acre pond with food around it. Boardwalk and park. (See Allen Ridge in Abilene, same designers)

Parking- the zoo and preserve will share parking. No fee to park.

Aeroponics for lettuce and eventually strawberry and ficus to help feed the animals.

First public zoo that has been built in 25 years.

[jbeard@crowquest.com](mailto:jbeard@crowquest.com) splash pool

Intern and summer programs

Around 80 employee, 40 full time

Zoomidland.org

Thepreservemidland.com

## X. Homeowner Q&A-

1- Have we offered a Splash Pool to the Zoo? Yes... we will send the specs

2- Is there a lien on 5506 Sterling? Yes we do.

3- Is there a property count on the past dues total? It is 47 and that is almost 10%.  
There are 16 houses that have over \$1000 balance.

4- Can we put the number of houses that are over 90 days past due on the next report

XI. **Open Session Adjourned.** Chane moves to Adjourn at 7:41 Laurie seconds

**VOTED ITEMS OUTSIDE OF HOA MEETING:**

- On December 8, 2023, the Board of Directors voted, with six in favor and one abstention from Laurie Clark, to retain USLI as our Property & General Liability insurer at a cost of \$9,828 annually.
- On December 17, 2023, the BOD unanimously approved making monthly payments to AppFolio for software services through First Citizens account (Operating Account). Previous BOD President, Tyler McFarlane, reached out to the current BOD regarding an outstanding balance on our AppFolio account. The monthly AppFolio payment was automatically being drafted from an account not managed by VCM. It was unclear why AppFolio switched the already agreed form of payment.
- On December 22, 2023, Wendie Jarman, Board Secretary, made a motion to appoint Cole Bryan , Grassland Estates attorney, as our Registered Agent in accordance with federal law. Lauri Clark second the motion, Chane Blandford, Joe Cumbest, and Bo Madison agreed. Cole Bryan accepted and filed the change for Registered Agent in January 2024.

**Executive (Closed) Session was called to order by Chane Blandford , Board President, at 7:47 p.m.**

Items discussed were:

- October Minutes
- AppFolio
- Coupon Books
- Quarterly Newsletter
- Facility Manager's Out of Town Days
- Delinquencies
- Violations

**Executive (Closed) Session was adjourned by Chane Blandford , Board President, at 8:40 p.m.**