

Irish Acres Homeowner Association, Inc.
Annual Meeting Minutes
March 17, 2022
6:15 PM

Attendance: 19 Home/Lot Owners and spouses were present (approximately thirty-six individuals)
Debbie Bullock, HOA

Everyone was welcomed to the Annual meeting!

2019, 2020 and 2021 Financial Report Reviewed: The Financial Report and project list for the last 3 years was reviewed along with 2022 proposed projects.

2019

- Fiber Optic Data Service installation was authorized

2020

- Old Barn and Wall Demolished
- NW 77th Street Plans/Permits initiated
- CenturyLink began and completed installing Fiber Optic Service
- Began Main and Back Gate Installation Project

2021

- Completed NW 77th Street Entrance
- Completed Main and NW 77th Street Gate Installation
- Installed 4 Board Fence at NW 77th Street Entrance
- Expanded Land Maintenance Contract to include more common areas

2022

- Continue Expanding Land Maintenance Contract to include all common areas
- Repainted Front Wall/Changed out Flood Lights
- Updating Main Entrance – Irrigation repairs, keeping and replacing other plants, leveled out middle island, putting in new mulch and sod
- Looking into the cost of removing all concrete stamped pavers at main entrance and replacing with brick pavers.

HOA Member Comments/Suggestions:

Additional lights at Main Entrance – It was suggested that additional lighting be installed at the main entrance to better illuminate the entrance from Hwy 441 at night. Debbie will look into various options that may help.

Automatic Gates. A general discussion was held about keeping the gates closed due to various reasons. Debbie indicated she was hoping to find a good compromise by possibly closing the gates earlier in the day because incoming construction traffic would be minimal at that time of day. Nothing has been finalized at this point, but it is being considered.

Another problem mentioned with the main gate is that you can pull up close to it when it is closed, and it will automatically open. The second issue is the amount of time the gate remains open after a vehicle pulls through it. It seems to be too long because other vehicles, who may not be residents, have plenty of time to enter the subdivision and that is concerning to the residents. Debbie said she would check with the gate service company to see if anything can be done regarding these two issues.

Debbie reminded homeowners/lot owners if they would like to purchase automatic gate openers, they are available for \$26 each.

Hwy 441 Traffic Noise. Some residents requested the installation of additional sound barriers along Hwy. 441 like a concrete wall, fence, or hedges. Debbie stated she believed the berms were not structurally sound to place

a concrete wall on top of it, nor would it be financially feasible due to the soaring cost of construction materials like concrete. Another suggestion offered was installing a fence with hedges between the trees on the berms. Debbie indicated she would first have to determine if irrigation was available to water hedges along the berm. If irrigation is available, then she would investigate the feasibility and cost of planting a ligustrum type hedge in between the trees on the berm. She did remind the residents that it will take some time for the ligustrums to grow and fill in these open areas but agreed it may help with the noise.

Another concern offered was installing additional signage along Hwy 441 warning drivers to slow down prior to the intersection of NW 77th, especially semis because of their airbrakes. Debbie reminded the residents that Hwy 441 is maintained/controlled by the Florida Department of Transportation (FDOT), and she would be happy to ask them for any assistance regarding the airbrake noise and signage.

Water Tank. A question was raised about Marion County's Water Tank and the fact the residents of Irish Acres had asked that it be painted a shade of green to blend in with the surrounding trees when it was originally constructed. Debbie indicated she would contact Marion County Utilities to see if they have any plans to repaint the water tank. If they are, she would request, on behalf of the HOA, that it be painted a shade of green.

Vacant Lot Mowing. Residents inquired about the status of requiring vacant lot owners to maintain their lots. Debbie explained, at this time, the Declarant has not required this because he has several farm tractors with large batwing bush hog mowers that go through and mow the subdivision several times throughout the year. In the fall, he harvests the grass for hay rolls. There will come a time wherein there are too many homes and not enough vacant land for the Declarant to continue these practices and when that time comes, the mowing assessment for vacant lots would be implemented. However, proper advanced notification to all vacant lot owners would be given.

Land Maintenance. Debbie explained the Land Maintenance contract scope of services has been expanded over the last 2 years to include almost all the HOA's common areas and all water retention areas. These areas will be mowed once a month, however, during the rainy season the bottom of the WRA's may get muddy wherein the tractors could get stuck. Because of the muddy conditions, these WRA's may become overgrown with weeds but she asks for patience during this time and know they will get the bottoms mowed as soon as it dries up and is safe for the equipment.

Couple of HOA concerns. Debbie asked that if a homeowner sees any suspicious activities occurring within Irish Acres to please call the Marion County Sheriff's Office as soon as possible. They are the ones who need to know if something is happening or re-occurring within the subdivision for their records.

Tonight, as she drove through the subdivision before the meeting, she noticed two boys, who live in Irish Acres, riding on a 4-wheeler, with no helmets, crossing "privately owned" lots onto the corner vacant "privately owned" land; coming back onto the "privately owned" lots and streets within Irish Acres. They were driving too fast, in an unsafe manner. As they approached her vehicle on the street, they were fish tailing the 4-wheeler all the way. She understands the appeal Irish Acres' open spaces and streets have to kids who want to have fun, however, she pleaded with the parents of these kids and others, to stop this activity because it was extremely dangerous, and the outcome could have easily ended with serious injuries/consequences for the boys if they had lost control and flipped the wheeler with no helmets. Thank goodness it did not.

This type of activity has happened in the past and the HOA would remind parents – **Only licensed adult drivers are permitted to drive on the streets of Irish Acres, and no one is permitted to drive anywhere other than on paved streets.** Remember - All lots within Irish Acres are privately owned by someone or the HOA.

Meeting adjourned. After a brief further discussion, the meeting was adjourned approximately 7:30 pm.
Respectfully submitted Debbie Bullock, Executive Assistant

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