

The Hunt Club Homeowners' Association
Special Meeting with Charles Feather
October 17, 2006

Minutes

Meeting began at 6:10 PM at the offices of Developer, Russ Nester.

Those in attendance were: **Susan Arrington, Dan Bellack, Eric Crook, Ken King, Chris Klick, Rob Murray, Russ Nester, and Whit Templeton.**

Guest: **Charles Feather, Manager St. Andrews Public Service District**

Meeting began with **Feather** giving some background of himself and his association with PSD. **Russ** then asked to explain the issues concerning tax assessment and annexing.

Feather: Sometime around 1999-2000 the area now known as Hunt Club was designated for development and had one general map number for about 500 acres. No annexation occurred. As Hunt Club began development, county was slow to pick up property changes creating a gap in assessment lasting 6 years. [*I was unclear as to when exactly annexation to PSD occurred*] PSD began assessing properties in Hunt Club attempting to “make up” lost assessments since 2000 and millage rate increased thus increasing tax bills. As more homes are built, the tax burden will decrease and individual property owners will pay less each year.

During the discussion **Eric** brought up the fact that homeowners can ease tax burden a bit by applying for a 2% reduction (from 6% to 4%) in assessment for a one-home full-time owner. **Susan** agreed to get application forms for anyone who needs one.

Russ handed out a city/PSD tax and fee comparison sheet to all board members. This was discussed.

Feather said that a reassessment will be coming soon but that PSD will “guesstimate” until actual assessment is done.

There was some discussion on what criteria city uses to decide whether a property can be annexed. One rule has to do with “contiguous” relationship with land belonging to city but there was some ambiguity as to the definition of contiguous. Someone mentioned it is all up to **Mayor Riley**.

There was further discussion on other developments in the area. **Feather** said that the new Centex development and some other developments have already been annexed by city though **Rob** said that Bald Eagles may curb Centex growth. It appears, at the moment, that **Publix** will be part of **PSD**.

Susan asked about speed bumps and **Feather** said that is a county issue. Someone said “loud squeaking” to county would help. **Eric** suggested we get a county person to talk to us. **Russ** said public works was responsible for this and named **Chuck Jarman** as contact person. **Eric** will try to get in touch with him. Other suggestions concerning speed problem were: yellow speed limit signs, more stop signs, and **Ken** suggested some sort of barbed wire slalom system. Call police was another option.

We then returned to PSD issues. **Feather** said there were specific services provided by PSD and listed them as follows:

- Fire protection (including medical)
- Defibrillation units
- Car crash responders
- Accident responders (home)
- Strange smell issues
- Sanitation pick up
- Pick up non-garbage trash (appliances, tree limbs, etc.)

Russ mentioned the construction of new fire station on Bee’s Ferry Rd. **Feather** said he will have 2 fire engines and bay.

Ken asked about play grounds. **Feather** said play grounds was a separate issue not PSD. **Russ** said he was working on play grounds and this will be topic of future meeting.

Finally, board asked for another large meeting of entire HC community. **Eric** suggested sometime in February (2007). **Eric** thanked **Russ** for use of office for meeting.

Meeting ended 7:17PM.

Dan Bellack, minute taker.