

## **A Brief History of Blairstone Townhomes**

### **The beginning, 1973**

Construction of Blairstone Townhomes was begun in 1973 by the Winewood Corporation. Before completion, an economic recession caused the project to be deeded, in lieu of foreclosure, to the Florida National Bank of Jacksonville in mid-1975. The bank completed construction of the project and developed a marketing program to sell the units.

At that time, the bank exercised majority control over the townhomes. The Bylaws set by the bank during the sales period assigned two votes for each unit owned by the bank and one vote to each purchased unit. Thus, control of the Association did not pass to the unit buyers until 30 units had been purchased. The 30<sup>th</sup> unit was purchased in 1978, and the annual meeting in November of that year marked the transition on control from the bank to unit owner association.

### **Homeowners take control, 1978**

This was a very critical time for the Association. Suddenly all responsibility passed from the paid agents of the bank to the unpaid volunteer Board of Directors, elected by their fellow homeowners. Collection of monthly fees passed from the bank to the elected Treasurer; maintenance of common properties passed to a newly-elected Board and an appointed maintenance chairman; enforcement of the rules and regulations, matters of architectural control, placement of insurance and fostering of general cooperation and well-being devolved on to the seven member Board. It was a time of frequent meetings, quickly learned lessons and sometimes painful adjustments to the new situation.

The first major task of the Association was a total review and revision of the **Bylaws and Rules and Regulations**, completed in November, 1979. In 1996 the membership further amended the Bylaws, the Articles of Incorporation, and the Declaration of Restrictions.

### **History of homeowners' fees**

During the bank's control, the monthly fee assessed to each owner was \$37.50. This was increased, due to inflation, to \$45.00 in 1980. At the annual membership meeting in November, 1985, an amendment to the bylaws was passed requiring an additional charge of \$15.00 for non-resident owners of homes, occupied by persons other than their immediate families. As of January, 1986, enormous increases in our insurance rates made it necessary for the Board to raise resident homeowners' fees to \$50.00, non-residents accordingly. At the annual meeting of homeowners in November, 1994, the monthly fee was increased to \$65.00 per month for resident owners, \$90 per month for units not occupied by owners (rental units). At the same meeting in 1994, an assessment in the amount of \$325 was approved to cover the cost of a thorough termite treatment program, and to do some minor grounds improvements. In 1997 the Board found it necessary to determine to place a lien upon any unit when unpaid dues reached \$500. At the 1998 annual meeting, the membership voted to increase dues to \$70.00 for resident owners and \$90.00 for non-residents. At the 2001 meeting monthly fees for resident owners was raised to \$80 and for rental units, \$145.00.

In 2005, the City of Tallahassee took control of our streets. They installed curbing and re-paved all of our streets. There was a one time assessment from the City that could be paid in a lump sum or it could be added to the owners real estate taxes for 10 years. Each owner made their own decision on how to pay this.

At the annual meeting on November 1, 2009, membership voted to increase dues to \$100 monthly, and hire paid management for our complex. So we now have paid management, and so far, present management is working out fine.

Thanks to the 2012 Vice President, the sewer problem in the north cul-de-sac was corrected. The City of Tallahassee installed a new sewer main from the north end to the manhole opposite unit 2813. New laterals were run to all units in the north cul-de-sac and they re-paved the damaged street area. All of this at no cost to homeowners.

Prepayment is permitted; there is a monthly charge of \$10 if the monthly fee is not paid by the tenth of each month. In January 1999, the board clarified monthly dues as follows: Monthly fees are due on the 1<sup>st</sup>, are delinquent if not remitted to the Treasurer by the 10<sup>th</sup> and late fees will be assessed. Should a check be returned for insufficient funds, in addition to the \$10 late fee, owner will be assessed return check charge of \$5.00. After receipt of 3 checks returned for non-payment within a 12-month period, the homeowner will be required to make payment by certified funds for the succeeding 12 months.