

## Meeting Minutes

Date: Oct 18, 2023

Time: 7:00pm

Location: Highlands HOA

Present:

- Melissa (Sheoah 1)
- Erica Johnson (Highlands Village 1)
- Jim (Highlands Glen)
- Don Hickey (Baytree 8)
- Michelle Hickey (Baytree 8)
- Donna (Greenspointe)
- James (Sheoah 3)
- Connie (Golfside Villas)
- Baytree Village
- Chris Riggs (7 Oaks)
- Joe Gassman (Cypress Club) \* Via Google Meet
- Susan (Cypress Village 2)\* Via Google Meet
- Louie Hilal (Highlands HOA)
- Desma Underwood (Highlands HOA)
- Paine Anderson Property Management

Meeting Summary:

Please make sure Highlands HOA has your correct President Email address to post on the website.

Melissa (Sheoah 1):

- Questioned the land document.
- Noted that all but 10 acres of land are in the proposal.
- Raised concerns about construction vehicles.
- Mentioned that schools are overcrowded, and wildlife is at risk.
- Proposed maintaining the status quo.

Erica Johnson (Highlands Village 1):

- Expressed dissatisfaction with the meeting.

- Highlighted concerns about traffic and the road connecting to the Highlands, does not want road into the Highlands
- Mentioned the 434 entrance.
- Discussed drainage and flooding issues and the desire not to build houses on the golf course.
- Expressed concerns about wildlife and the desire for upscale commercial development.

Jim (Highlands Glen):

- Voiced concerns about a wall on the property line.
- Mentioned flooding and elevation of homes.
- Expressed concern for the natural environment.
- Emphasized the need for a buffer between the two properties and problems with trees.

Don Hickey (Baytree 8):

- Mentioned that there is not a huge concern overall.
- Raised concerns about the entrance and schools.

Michelle Hickey (Baytree 8):

- Advised caution when dealing with Pulte based on previous experience.
- Mentioned townhomes and high-density development.

Donna (Greenspointe):

- Expressed concerns about nature, students, and flooding.
- Inquired about the party responsible for maintaining drainage.
- Discussed the need for a 25-foot buffer behind Greenspointe and a "live hedge" as a buffer.
- Raised safety concerns, particularly related to schools and crosswalks.
- Opposed lifting the land.

James (Sheoah 3):

- Expressed concerns about traffic and the increased population.

Connie (Golfside Villas):

- Raised concerns about a pond behind the homes and gators coming closer, as well as having the new homes in such close proximity to our homes.
- Concerned about the plan for public access recreation areas next to our homes, with no barriers.
- Related to the public access recreation areas, we already have a number of people walking through those areas, including the homeless people who are staying in the woods.
- Flooding of the sidewalks along Sheoah just south of Highlands Glen, which is on the way to Winter Springs Elementary School, and which is the

area in which Pulte plans to put a lot of homes, requiring a lot of landfill and raising the question of more flooding in existing homes below and adjacent to that area.

Joyce Stanley (Baytree Village):

- Voiced concerns about traffic and the current increase in population.

Chris Riggs (7 Oaks):

- Highlighted concerns about overall water quality and the water treatment plant.
- Expressed a preference for single-family homes.

Joe Gassman (Cypress Club):

- Indicated that he had the same issues as everyone else.

Donna (Greenspointe):

- Inquired about who would be responsible for the storm drains.

Susan (Cypress Village 2):

- Mentioned storm drainage issues behind the golf course.
- Voiced support for the proposal and the potential to increase home values in the Highlands.

Chris (7 Oaks):

- Asked about the backup plan for the water treatment plant.

Louie:

- Inquired about what the Highlands would like to see if the proposal is accepted, suggesting some type of golf course element.
- Mentioned there were "hard no's" against lifting the easement and inquired about who is responsible for the storm drain system.
- Listed various objections, including townhouses, bungalows, high density, stormwater management, privacy/buffer zones, and traffic.
- Expressed a desire for green space.

The meeting covered a wide range of concerns and opinions related to the proposal, including traffic, wildlife, drainage, and land use, with many participants expressing reservations and preferences for maintaining certain aspects of the community. The discussions focused on preserving the natural environment, managing development, and ensuring safety and infrastructure concerns are addressed. Further information and discussions are needed to reach a consensus on the proposed changes.

There will be a meeting with the Highlands HOA President, 7 Oaks President, Harbor Winds, City of Winter Springs, and Plute at 7pm on the 19th to hear their plans. This is the first of many meetings to discuss this issue.