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Community Meeting Minutes December 21, 2024

Date & Time: Meeting began promptly at 9:30 AM

Attendees:

- 3 community residents (names not provided; referred to as Attendee A, Attendee B, Attendee C)
- Representative(s) Arrows Unlimited FL Inc. dba Arrows Senior Care (Organizer)- Carol McIntyre,

Attendees refused to sign in or give their names but had received the mailing from Arrows Senior Care detailing the meeting. Their faces were matched to their respective residences. Handouts were offered by the organizer but refused by attendees.

Homes Represented at the meeting:

Attendee A: 2816 Waldens Pond Cove, Longwood FL, 32779

Attendee B : 2821 Waldens Pond Cove, Longwood FL. 32779

Attendee C: 2828 Waldens Pond Cove, Longwood FL, 32779

Discussion / Q&A

1. Attendee A's Concern

Question/Concern: “How can such a small house accommodate that many people? Residents will be crammed.”

Arrows Response: The current home’s square footage will accommodate the proposed increase. There are four bedrooms and three bathrooms; we plan to place two beds in each room. According to state requirements for square footage, this arrangement is compliant.

2. Attendee B’s Concern

Question/Concern: Increased traffic due to the facility’s operation, with some drivers speeding in a neighborhood where children are present.

Arrows Response:

- Arrows is located at the end of a cul-de-sac. Visitors to the community often drive to the end of the street to turn around, sometimes using our driveway, but they are not necessarily visiting our facility. We have no control over that.
 - Traffic in the community has also increased due to Amazon, FedEx, UPS, Uber, and food delivery drivers, not solely because of our facility.
 - We will remind visitors of Arrows to park in the driveway rather than on the street and to obey the speed limits when driving in the community.
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3. Attendee C’s Question

Question/Concern: Will staffing increase?

Arrows Response: We will comply with required staffing ratios. Currently, we must have 168 staffing hours per week for 0–5 residents and 212 staffing hours per week for 6–10 residents. So, staffing will not increase.

4. Attendee A’s Question

Question/Concern: “What is the purpose of this meeting? This could have been done in a memo.”

Arrows Response:

- The purpose of the meeting is to inform the community of the proposed project and address any concerns.
 - This meeting is required by the Seminole County Planning and Zoning Department; we are simply following those requirements.
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5. Attendee A's Follow-Up

Question/Concern: “What will this resolve?”

Arrows Response:

- We are here to gather your concerns, respond to them, and forward them to the county.
 - If you have a specific concern you wish to see resolved, please let us know.
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6. Attendee A's Additional Inquiry

Question/Concern: Is there a county contact person? We don't know what information you will send them.

Arrows Response:

- We will provide the county with the meeting minutes.
 - The Project Manager at the county level is Angela Gates.
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7. Attendee B's Complaint

Question/Concern: “I often get people coming to my door looking for your facility. You need to have a sign up.”

Arrows Response:

- We also receive mail, packages, and visitors who are looking for another address. We have no control over that.
- We do not have a sign because we aim to blend in with the residential community. Some residents prefer no sign; others might disagree. Additionally, the fire department does not allow us to put up a sign.

8. Attendee B's Concern About Taxes

Question/Concern: "If it's a business, then you should be paying commercial property tax. What kind of taxes do you pay?"

Arrows Response: We pay all taxes required by law.

9. Attendee A's Concern About Medical Needs

Question/Concern: "I cannot see how eight persons with medical needs can be cared for in such a small home."

Arrows Response:

- Our facility is a non-medical facility. We assist residents with activities of daily living—bathing, eating, grooming, ambulating, and medication preparation. Housekeeping and meal preparation are also provided.
 - We do not administer medical care. If a resident needs medical attention, they go to the hospital or have a home health services visit ,to administer care.
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10. Attendee A's Objection to a Business in the Community

Question/Concern: "I am not okay with a business being in a residential community."

Arrows Response:

- Laws protect businesses of this nature in residential communities. This operation is allowed and cannot be stopped.
 - This business has been in existence in the community for over 15 years. I took over management one year ago.
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11. Attendee C's Question About Emergency Preparedness

Question/Concern: "In the event of an emergency (e.g., fire), how will your staff get residents to safety, especially if they are disabled? How is the facility prepared?"

Arrows Response:

- Our facility undergoes annual fire inspections by the fire department to ensure we are up to code.

- We conduct monthly fire drills for both residents and staff to practice safe exit procedures.
 - We have approximately four entrances/exits and an automated sprinkler system.
 - The sprinkler system is inspected every other month to ensure functionality.
 - Monthly staff training on emergency procedures is conducted.
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12. Attendee A's Additional Concern on Capacity

Question/Concern: “When this business started, it was presented as a group home with four individuals. Now it’s been increased to eight. I don’t see how that’s possible.”

Arrows Response:

- The property has four bedrooms and three bathrooms with sufficient square footage to accommodate two residents per bedroom.
 - We are not modifying or repurposing any rooms.
 - You are welcome to visit our home to see the setup. We have an open-door policy and encourage open communication. If you have any concerns, please feel free to come by.
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13. Attendee A's Final Statement

Question/Concern: “I don’t see the purpose of this meeting because nothing is being resolved. I thought I would be meeting with the county.”

Arrows Response: There will be a board meeting, and you will be informed of the date and time. Further discussion and decisions will be made at that meeting.

Meeting End: The meeting concluded after all questions and concerns were addressed.

Next Steps:

1. Arrows Senior Care will forward these minutes to the County Project Manager, Angela Gates.
2. A future board meeting will be scheduled, and attendees will be notified.

Additional Notes:

- Attendees were encouraged to communicate any further concerns directly with Arrows Senior Care.
 - Attendees are encouraged to schedule a tour with Arrows Senior Care.
 - Arrows Senior Care reiterated its commitment to complying with all county and state regulations.
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